

CITY COUNCIL REPORT



Meeting Date: March 22, 2011
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Venue of Scottsdale
 13-UP-2010 and 14-UP-2010

Request to consider the following:

1. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 8609 approving a Conditional Use Permit for a bar use in approximately 34,628 s.f., tenant space located at 7117 E. 3rd Avenue, with Central Business District, Downtown Overlay (C-2/DO) zoning.
2. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 8610 approving a Conditional Use Permit for a live entertainment use in approximately 34,628 s.f., tenant space located at 7117 E. 3rd Avenue, with Central Business District, Downtown Overlay (C-2/DO) zoning.
3. Adopt Resolution No. 8626 authorizing the Mayor to execute Contract No. 1996-026-COS-A1, the Development Agreement Termination Notice of Contract 960026.

OWNER

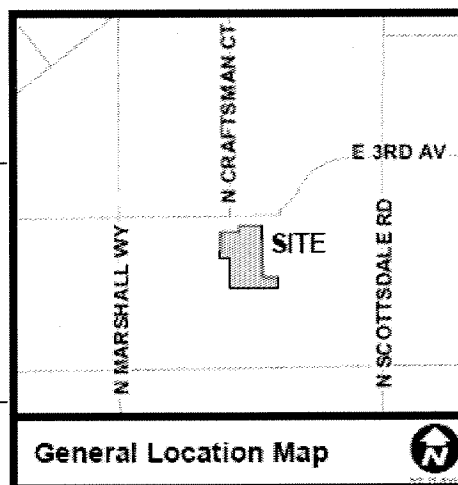
Valley of the Sun, LLC
 714-999-1476

APPLICANT CONTACT

Scott King
 61st Street Architects
 480-947-6844

LOCATION

7117 E. 3rd Avenue



BACKGROUND

Zoning

The site is zoned Central Business District / Downtown Overlay (C-2 DO). This district includes uses associated with the central business district and shopping facilities which are not ordinarily compatible with residential development. Bars and lounges, along with live entertainment, are allowed uses upon City Council approval Conditional Use Permit for each such use.

The Venue Scottsdale bar activity was in existence before the requirement of a Conditional Use Permit for a bar. The applicant is seeking expansion of this bar use into adjoining lease space (Phase 2 addition), which triggers the need to obtain a Conditional Use Permit for the entire bar facility (existing Venue main hall and the Phase 2 addition). The Venue also has a live entertainment Conditional Use Permit (30-UP-1995#4) and the applicant is seeking expansion of the live entertainment use to the Phase 2 addition, which includes three outdoor patio lounges in adjacent tenant space to be created including an outside roof-top deck. The existing pool hall Conditional Use Permit for the Venue will also remain (31-UP-1999).

Downtown Character Area Plan

The General Plan Downtown Character Area Plan Land Use Element designates the property as Downtown Multiple Use, Type 2. This category includes a wide range and intensity of uses that would complement the adjacent downtown core activities.

Context

The subject property is bounded on the north by East 3rd Avenue, and is at the juncture of N. Craftsman's Court and East 3rd Avenue. The site is less than 500 feet west of North Scottsdale Road. The subject site is located in a commercial area, with several bars and nightclubs in close proximity, as well as offices, art galleries, retail facilities, and personal service businesses that operate during the daytime.

Adjacent Uses and Zoning

- North Commercial uses (across East 3rd Avenue) in the C-2/DO zoning district.
- South Closed motel use in the C-2/DO zoning district.
- East Office use in the D/OR-2 PBD DO zoning district.
- West Commercial uses in the C-2/DO zoning district.

Key Items for Consideration

- Applications must meet the criteria for the proposed Conditional Use Permits.
- Outdoor live entertainment and bar use activities are proposed, including a roof-top deck and re-opening a retractable roof over the main hall.
- The nearest residential district is approximately 1000 feet from the establishment.

- There are individual residences within 350 feet, a closed motel within 10 feet, and other hotels within 800 feet of the establishment.
- Sufficient parking exists during the evening hours, while daytime activities are limited during the week due to limited parking availability.
- There are no letters of opposition submitted.
- Planning Commission heard these cases on February 9, 2011, and approved the cases with a unanimous vote of 6-0.
- Since the Planning Commission hearing, the applicant added a raised platform area on the roof-top deck to allow patrons to view into the main interior stage area when the roof is opened. The applicant will park this additional standing/sitting area.
- Rescinding Development Agreement No. 960026 which required a retractable roof and noise attenuation within the original Venue Scottsdale structure regarding noise generation.

Related Policies, References:

- 75-DR-2010 – A request for approval of a building addition; elevations and site plan (Phase 2 addition).
- Case Nos. 30-UP-1995, 30-UP-1995#2, 30-UP-1995#3, 30-UP-1995#4, 31-UP-1999
- Ordinance No. 3912, Noise Ordinance

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is to obtain two (2) conditional use permits for the existing Venue Scottsdale main hall and Phase 2 addition into adjacent vacant lease space. The proposed building addition (Phase 2) is designed to augment the current operations area with outdoor seating and lounge use areas, including a rooftop patio. The applicant wishes to have the capability and space to enhance their special events activities at the site, with the Phase 2 addition designed to be operated in conjunction with the existing Venue Scottsdale main hall or it can be used separately. The facility currently has a 1,300 patron capacity, with the addition anticipated to allow a total capacity of 1,500 patrons. The applicant also is proposing to remove the requirement that the retractable roof over the main hall remain closed, citing changes in the downtown context, and is offering other noise mitigation measures, which include restricting decibel levels.

Development Information

- Existing Use: Venue Scottsdale main hall: Existing Special Events and Entertainment activities facility
Venue Phase 2 Addition: Empty retail space first floor, Venue office use and storage space on the second floor
- Proposed Use: Special events facility with additional open patio and bar areas and the operational change to the retractable roof
- Parcel Size: 1.11 acres
- Building Height Allowed: 36'

- **Building Height Proposed:** 36' to the Top of Parapet / 42' to the Top of Mechanical Screening
- **Parking Required:** 371 Spaces (28 variance credits from 1978 and 1990)
- **Parking Provided:** 371 parking spaces (including on-site, off-site remote parking, Improvement district credits)
- **Floor Area:** 34,628 +/- square feet

IMPACT ANALYSIS

Land Use

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

A. For both the bar use and live entertainment activities:

That the granting of such Conditional Use Permits will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

1. **Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.**
 - **The subject site is located in a commercial area, with restaurants and bars in close proximity. The nearest residential district is approximately 1000 feet away, the nearest residential use is approximately 350 feet, a closed motel within 10 feet, and other hotels within 800 feet of the establishment.**
 - **Since the roof to the main hall has been closed, there has not been any significant impacts to adjacent properties from the existing activities on site. The downtown context has changed over the years, including the closing of the adjacent motel, and the applicant has agreed to noise mitigation measures. These measures include restricting noise to 68 decibels at 450 feet from the establishment, maintaining the roof in the main hall over the stage, acoustical treatment to the sides, rear, and top of all stage areas, and a minimum eight-foot wall with acoustical treatment at the east, west, and south sides of the roof-top deck stage area of the Phase 2 expansion.**
 - **No smoke, dust or vibration is anticipated from this use. Exterior and site lighting is anticipated to be limited to serve the patrons on-site and pedestrian safety.**
2. **Impact on surrounding areas resulting from an unusual volume or character of traffic.**
 - **East 3rd Avenue has sufficient capacity to accommodate traffic from the proposed use. Traffic patterns in this area are established and have remained constant for some time due in large part to the concentration of commercial uses in the area. The volume and character of traffic generated by this use will be similar to those**

generated by other bars with live entertainment in the Downtown area. Valet service help the operations for the Venue Scottsdale.

- **The Venue Scottsdale is open primarily during the evening hours when they have substantial parking available to them and the more restrictive day-time use of a portion of the premises when off-street parking is more restrictive. The applicant has also agreed to increase their use of transit options to reduce traffic to the site such as the use of buses, limousines and taxis.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.**
- **The subject site is located in a mixed use development area adjacent to the designed core of the city's Downtown Area. This location is comprised of a diverse mix of uses, including office, personal services, restaurants, and bars and night clubs. It is not a use or activity that is anticipated to negatively impact the nearby day time uses such as galleries, restaurants, offices and service business.**
- C. The additional conditions in Section 1.403, (C.1), Bars, cocktail lounges, and/or after-hours establishments, have been satisfied.**
- 1. The use shall not disrupt existing balance of daytime and nighttime uses.**
 - **The site is located in a commercial area adjacent to the downtown core activities with several bars and nightclubs in close proximity. Various day-time uses in the area such as offices, personal services, galleries and restaurants are not impacted by the Venue Scottsdale as it often closed when they are in operation.**
 - 2. The use shall not disrupt pedestrian-oriented daytime activities.**
 - **The business will be operating primarily during the evening hour only, and therefore will not disrupt pedestrian-oriented daytime activities. The business will be conducted solely within the confines of the existing building and outdoor patio spaces separate and apart from general pedestrian circulation in the immediate area. Existing sidewalks will maintain the pedestrian flow to and around the site.**
 - 3. If the site is located within the downtown overlay district then:**
 - a. The use replaces empty daytime retail space on the first floor of the adjoining building.**
 - **Other daytime retail lease space to the west remains in operation within the complex. The provision of new patio spaces near E. Third Avenue and a first floor public lounge will help diversify day-time uses when operated during the day.**
 - b. The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.**
 - **There is limited required parking on-site which is why the applicant provides off-site remote parking to its patrons with the use of a valet service and the activities**

are mostly occurring after 5:00 p.m. All current and proposed remote parking would be within 600 feet of the property.

4. If the use is located within five hundred (500) feet of a residential use or district then:
 - a. The use shall not adversely impact residential uses.
 - **This location is comprised of a diverse mix of uses, including office, personal services, restaurants, and bars and night clubs, so the proposed bar expansion is not anticipated to impact residential uses.**
 - b. The use shall provide methods of buffering residential uses.
 - **Much of the bar area will be enclosed, and outdoor patios will have speakers directed toward the interior of the property.**
5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.
 - **An active Operations, Management and Security Plan is on file for the Venue; The Plan was amended and approved by the Police Department for the proposed changes in the Venue Scottsdale area/operations.**
6. The applicant shall provide, with the application for a conditional use permit, a written exterior refuse control plan which must be approved by the planning and development department staff as complying with the written guidelines of the department.
 - **The site already has an exterior refuse control plan in place and it was amended to address the proposed building addition. The applicant has also expressed an interest in improving the aesthetic appearance of the existing trash containment area with the expansion of their use on the site which will be addressed with the associated site plan review submittal to the Development Review Board.**
7. The applicant shall demonstrate how noise and light generated by the use shall be mitigated.
 - **Much of the bar area will be enclosed, and outdoor patios will have speakers directed toward the interior of the property. Lighting plans will be reviewed by the Development Review Board.**
8. The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area.
 - **The Venue Scottsdale already accommodates most of its off-street parking through a remote parking agreement with the adjoining office complex to the east of the site. The additional parking needed for the expansion of their facility is proposed to be accommodated at the same remote location subject to an amendment to the existing lease arrangements with the current property owner. The additional traffic generation potential due to the proposed building expansion is very limited. Additionally, many special activities results in the use of bus transportation to and**

from the site for clients brought to the site from area hotels and conference facilities.

9. After hours establishments must maintain a valid after-hours establishment license.

- **There are no after-hour activities identified for the use(s) on the site.**

The additional conditions in Section 1.403, J. Live entertainment, have been satisfied:

J. Live entertainment.

1. The site plan shall demonstrate that:
 - a. Buffering by a wall and/or landscaping will be provided in a manner which physically separates and restricts access from the establishment and its required parking area to residential districts.
 - **There are no parking areas adjacent to any residential districts.**
 - b. All patron entrances will be well lit and clearly visible to patrons from the parking lot or a public street.
 - **All existing and proposed patron entrances and exits are to be lit and clearly visible to all patrons from parking areas and pedestrian linkages to the adjoining public street.**
2. The applicant has provided written evidence that all sound resulting from business activities will be contained within the building, except where external speakers are permitted.
 - **The applicant has agreed to noise mitigation measures that include restricting noise to 68 decibels at 450 feet from the establishment, maintaining the roof in the main hall over the stage, acoustical treatment to the sides, rear, and top of all stage areas, and a minimum eight-foot wall with acoustical treatment at the east, west, and south sides of the roof-top deck stage area of the Phase 2 expansion. All outdoor speakers will be directional for sound towards the interior of the floor space. Doors will be closed during live entertainment activities.**
3. The applicant has provided a written public safety plan which the city police and fire departments have approved as complying with the written guidelines of the Planning and Development Department.
 - **The applicant has a city approved written security, operations and maintenance plan for the Venue Scottsdale and its proposed expansion in place. The applicant has amended the current security, operations and maintenance plan to account for the proposed uses and operational differences created with the building addition and its new patio spaces.**
4. The applicant has provided a written lighting plan which addresses exterior lighting on and surrounding the property, in accordance with section 7.600 of the zoning ordinance and with the public safety plan guidelines.

- **The applicant has provided an exterior and site lighting plan in association with the site development plan submittal (75-DR-2010) made concurrent with the two conditional use applications for the development site. Exterior and site lighting will continue to be provided according to the applicant, serving clients at the site and pedestrian safety surrounding the building and walkways consistent with city policies and standards.**
5. The applicant shall provide a written exterior refuse control plan which must be approved by the Planning and Development Department staff as complying with the written guidelines of the department, prior to the issuance of a business license. The review will be conducted as provided in Section 1.305. (of the zoning ordinance)
- **The applicant has an exterior refuse plan and containment area in place with the city at the site. There may be improvements associated with that containment area due to the addition and applicant's expressed intent to improve the overall site that will be addressed with the site plan review process.**
6. The applicant has provided a floor plan which identifies the areas for the primary use and for ancillary functions, which include but are not limited to patron dancing areas and/or stages for performances.
- **The applicant has provided floor plans which identify all the uses within each floor of the existing building and proposed addition. They include all patron use areas, storage areas, offices, and ancillary use areas.**
7. If access to the establishment is from a street other than one classified by the General Plan as minor collector or greater, or classified by the downtown General Plan as local street or greater, the applicant has provided a traffic analysis which complies with the transportation planning department written guidelines. The plan shall demonstrate to the satisfaction of the transportation department that the level of service on all streets accessed by the use shall meet the standard set by the city.
- **The traffic generation expected will occur primarily at off-peak hours and the area roadway capacity is sufficient.**
8. If the Zoning Administrator determines that a study is necessary the applicant shall provide a parking study which complies with the written guidelines of the Planning and Development Department.
- **The applicant has provided a letter of understanding from the adjoining office development to the east indicating their willingness to provide excess parking available between 5 p.m. and 2:30 a.m during the week and 12:00 p.m. to 2:30 a.m. during Saturday and Sunday based on a revised parking demand for the site and updating their existing remote parking agreement. Parking is limited during weekday daytime to only account for the first floor of the Phase 2 addition.**

9. The applicant has provided any additional information required by the city staff in order to evaluate the impacts of the proposed use upon the area.
 - **The applicant has provided sufficient information regarding the evaluation of the proposal.**
10. The following operational standards must be met by the use throughout its operation:
 - a. All external doors shall be closed but not locked during business hours.
 - b. No external speakers will be permitted on the premises of a use permitted under this section, which is located within five hundred (500) feet of a residential district.
 - c. The applicant/operator shall comply with all plans approved as provided herein.
 - **Pursuant to Zoning Ordinance Section 1.403.J.10.a., all external doors shall be closed, but not locked, during business hours.**
 - **The nearest residential district is approximately 1000 feet from this facility.**
 - **The Conditional Use Permit has been stipulated to the specific floor plan for the building.**

Parking

Parking for the proposed site requires 371 parking spaces and 371 parking spaces are provided between 48 spaces on-site and 323 remote parking spaces and improvement district credits. Some activities on-site are served by transit (i.e., taxis, vans, limousines, and buses) to/from the Venue Scottsdale facility from area hotels and conference facilities.

Liquor License Review

A request for an extension of premises approval of a Series 6 liquor license will be presented to City Council by separate application after the two conditional use applications are reviewed and approved.

Community Involvement

Property owners within a 750-foot radius of the subject site were notified of the proposal and the request was advertised. Staff has not received any comments from any property owner, tenant or others regarding this application. According to the applicant's information, only one person attended their open house event.

Community Impact

The proposed expansion will likely increase activity in the downtown area by providing additional operational flexibility. All operations are guided by an approved Security, Maintenance and Operations Plan approved by the city. With the noise mitigation measures proposed, the proposed uses are anticipated to be a compatible with surrounding downtown activities and uses.

Development Agreement

The existing development agreement affecting the site (#960026) was directly related to noise complaints generated by live music at the prior Cajun House of Blues, and related site management issues that needed to be addressed by the prior operator. The current owner/operator has resolved the prior noise abatement and site management issues for the Venue Scottsdale facility. Noise

abatement and site management will continue to be addressed through the revised operational management plan for the site. Rescinding the current development agreement is possible due to the use of the city's new noise ordinance and stipulations agreed to by the applicant for operation of the Venue Scottsdale.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard these cases on February 9, 2011, and found that the Conditional Use Permit criteria have been met, and recommended approval, subject to the attached stipulations with a unanimous vote of 6-0.

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Conditional Use Permit have been met and make a recommendation to City council for approval per the attached stipulations.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 8609 approving a Conditional Use Permit for a bar use in approximately 34,628 s.f., tenant space located at 7117 E. 3rd Avenue, with Central Business District, Downtown Overlay (C-2/DO) zoning.
2. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 8610 approving a Conditional Use Permit for a live entertainment use in approximately 34,628 s.f., tenant space located at 7117 E. 3rd Avenue, with Central Business District, Downtown Overlay (C-2/DO) zoning.
3. Adopt Resolution No. 8626 authorizing the Mayor to execute Contract No. 1996-026-COS-A1, the Development Agreement Termination Notice of Contract 960026.

RESPONSIBLE DEPARTMENT(S)

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

Hank Epstein, AICP
Senior Planner
480-312-7976
E-mail: hepstein@ScottsdaleAZ.gov


APPROVED BY



Hank Epstein, AICP, Report Author

3.7.11

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, TCurtis@ScottsdaleAZ.gov

3/7/2011

Date



Connie Padian, Administrator
Planning, Neighborhood and Transportation
480-312-2664, cpadian@scottsdaleaz.gov

3/7/2011

Date

ATTACHMENTS

1. Resolution No. 8609
 - Exhibit 1. Context Aerial
 - Exhibit 2. Stipulations for Bar Use
 - Exhibit A to Exhibit 2: Floor Plan
 - Exhibit B to Exhibit 2: Site Plan
 - Exhibit 3. Additional Criteria
2. Resolution No. 8610
 - Exhibit 1. Context Aerial
 - Exhibit 2. Stipulations for Live Entertainment Use
 - Exhibit A to Exhibit 2: Floor Plan
 - Exhibit B to Exhibit 2: Site Plan
 - Exhibit 3. Additional Criteria
3. Resolution No. 8626
4. Development Agreement Termination Notice
5. Applicant's Narrative
6. Aerial Close-Up
7. General Plan Map
8. Zoning Map
9. Citizen Involvement
10. City Notification Map
11. February 9, 2011 Planning Commission Meeting Minutes

RESOLUTION NO. 8609

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A BAR LOCATED AT 7117 EAST 3RD AVENUE, WITH CENTRAL BUSINESS DISTRICT, DOWNTOWN OVERLAY (C-2 DO) ZONING.

WHEREAS, the Planning Commission held a public hearing on February 9, 2011; and

WHEREAS, the City Council held a public hearing on March 22, 2011.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that compliance with the additional conditions for bars, set forth on Exhibit 3, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 13-UP-2010. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibits 2 and 3. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 22nd day of March, 2011.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Sherry R. Scott, Deputy City Attorney



Q.S.
17-44

G.I.S. ORTHOPHOTO 2007

13-UP-2010

Exhibit 1
Resolution No. 8609
Page 1 of 1

Venue of Scottsdale

Conditional Use Permit – Bar

Stipulations

Venue of Scottsdale-CUP for entire Venue Scottsdale Building; Phase One & Two (Existing Facility and Addition)

Case Number: 13-UP-2010

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of the Project Coordinator and the Final Plans staff.

GOVERNANCE

1. **APPLICABILITY.** All stipulations of this case, 13-UP-2010, are applicable to the bar use of the Venue Scottsdale Phases One (Existing main hall) and Phase Two (Addition). The pool hall conditional use permit (31-UP-1999) and live entertainment conditional use permit (30-UP-1995#4 or 14-UP-2010, as applicable) remain in effect.

OPERATIONS

2. **CONFORMANCE TO THE CONCEPTUAL FLOOR PLAN and SITE PLAN.** The interior layout of the premises shall be in substantial conformance with the conceptual floor plan and site plan submitted by 61st Place Architects and with the city staff date of 01/04/11, attached as Exhibits A and B to Exhibit 2. Any proposed significant change to the conceptual floor plan and site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **HOURS OF BAR OPERATIONS-** The hours of the bar operations for this establishment shall be limited to:

	Open to Customers	Close to Customers
Sunday	12:00 p.m.	2:30 a.m.
Monday	5:00 p.m.*	2:30 a.m.
Tuesday	5:00 p.m.*	2:30 a.m.
Wednesday	5:00 p.m.*	2:30 a.m.
Thursday	5:00 p.m.*	2:30 a.m.
Friday	5:00 p.m.*	2:30 a.m.
Saturday	12:00 p.m.	2:30 a.m.
	*first floor of redeveloped area per the site plan (Phase 2) may open at 12 p.m. (noon) weekdays. See Stipulation #7 below.	

4. **AFTER HOURS.** The bar shall close to the public daily at 2:30 a.m. Any after-hours activities shall be subject to separate City review and approval.

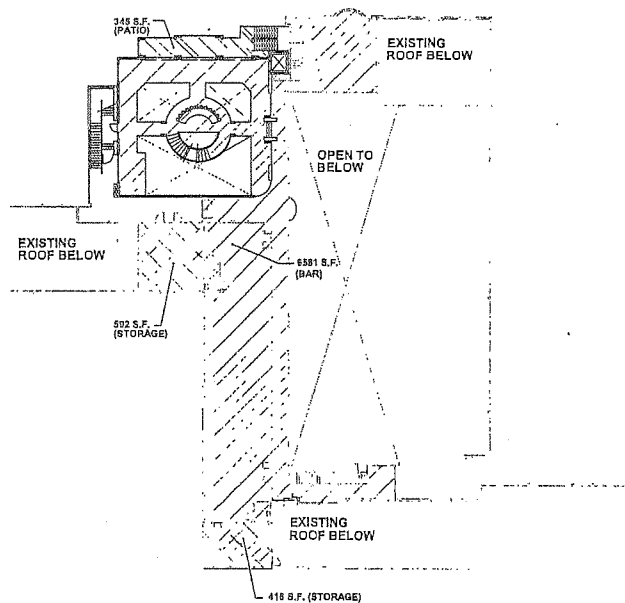
5. SECURITY, MAINTENANCE, AND OPERATIONS PLAN. The operations of the bar shall conform to the Security, Maintenance, and Operations Plan approved by, and on record with the City of Scottsdale's Police Department and the Planning, Neighborhoods, and Transportation Division. A copy of the approved Security, Maintenance, and Operations shall be maintained on site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update of the Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning, Neighborhoods, and Transportation Division. At least ten (10) days before any operational change of the bar, or any promotional event (excluding Special Events), that modifies the requirements or contents of the Security, Maintenance, and Operations Plan, the owner shall submit a revised Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning, Neighborhoods, and Transportation Division. Any revised Security, Maintenance, and Operations Plan shall be subject to approval by the City of Scottsdale's Police Department and the Planning, Neighborhoods, and Transportation Division.
6. NOISE. Noise generated from the bar use, including any speakers or other amplification equipment, shall not exceed ambient noise levels consistent to the use and the character of the area during hours of operation as determined by the Zoning Administrator or designee.

PARKING

7. PARKING ASSURANCE AGREEMENT. The owner shall provide a revised remote parking agreement prior to issuance of building permits. Alternatives available to expand hours of use during weekday daytime hours can be accomplished by providing additional parking, through a special events permit, and/or the use of alternative group transit. Any alternative must be identified in writing, discussed and pre-approved by the Zoning Administrator or designee.

ADMINISTRATIVE/PROCESS

8. CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW. Within ten (10) days after a request by the Zoning Administrator or designee, the owner shall submit a letter to the Zoning Administrator or designee demonstrating substantial compliance with all stipulations. Any significant deviation from any stipulations or significant change in the floor plan shall be grounds for revocation of the Conditional Use Permit.
9. CHANGES IN OWNERSHIP. Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1" = 20'-0"

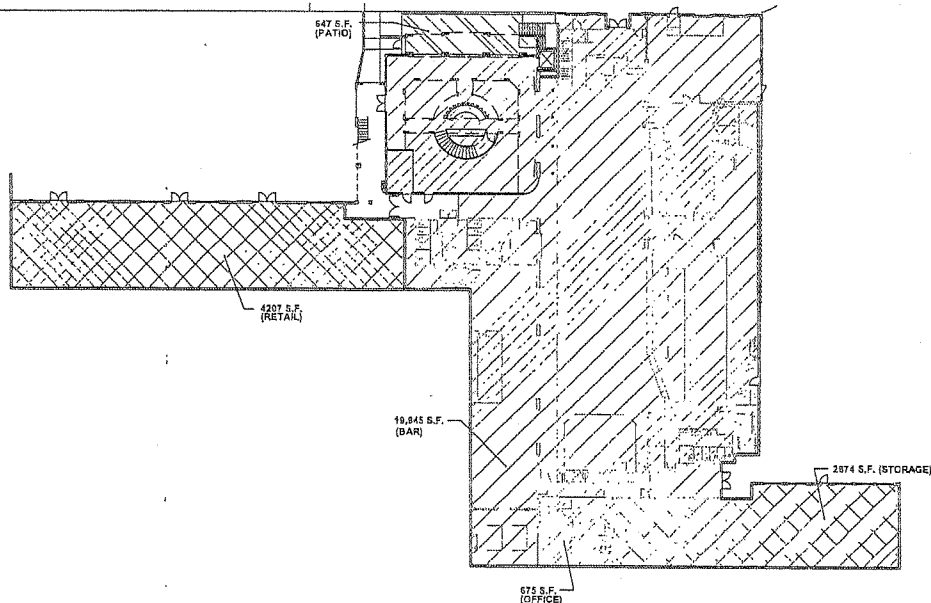
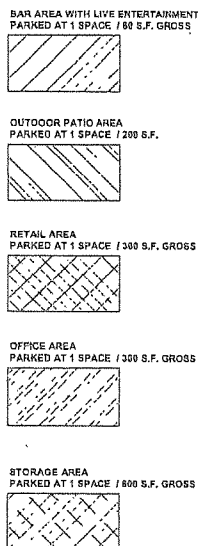


PARKING CALCULATIONS:			
BAR AREA:	FIRST FLOOR -	19,945 S.F.	
	SECOND FLOOR -	9581 S.F.	
	TOTAL -	29,526 S.F./80 = 331.575	
OUTDOOR PATIO AREA:	FIRST FLOOR -	647 S.F. / 200 S.F. = 3.235	
	SECOND FLOOR -	345 S.F.	
	ROOFTOP -	4491 S.F.	
	TOTAL -	5283 S.F./200 = 26.415	
RETAIL AREA:	FIRST FLOOR -	4207 S.F.	
	TOTAL -	4207 S.F./300 = 14.02 SPACES	
OFFICE AREA:	FIRST FLOOR -	675 S.F.	
	TOTAL -	675 S.F./300 = 2.25	
STORAGE AREA:	FIRST FLOOR -	2874 S.F.	
	SECOND FLOOR -	1008 S.F.	
	ROOF -	347 S.F.	
	TOTAL -	4229 S.F./800 = 5.286	
TOTAL PARKING REQUIRED - 390 SPACES			
TOTAL PARKING REQUIRED * - 371 SPACES			
PARKING PROVIDED:			
ON SITE PARKING - 48 SPACES			
OFF SITE PARKING - 323 SPACES			
PER AGREEMENT - (SEE NOTE BELOW)			
TOTAL PARKING PROVIDED - 371 SPACES			
ACCESSIBLE PARKING REQUIRED - 15 SPACES			
ON SITE ACCESSIBLE PARKING - 2 SPACES			
REQUIRED			
ACCESSIBLE PARKING PROVIDED - 15 SPACES			
ON SITE - 3 SPACES			
OFF SITE - 12 SPACES			
TOTAL ACCESSIBLE PROVIDED - 15 SPACES			

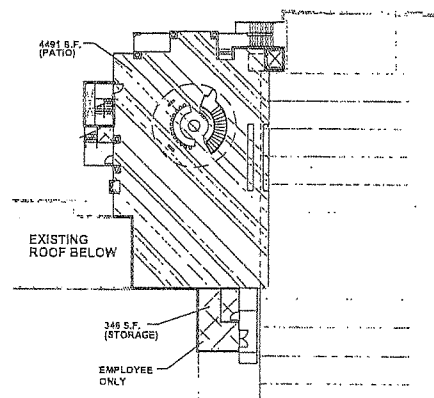
TSDR-2010 PARKING REQUIREMENT CALCULATION			
TABLE 4302.9	N	IN-CITY - 100%	APPROVED 60%/20%
MINUS	0	354	INCH CALCULATED PARKING REQUIREMENT (OLD CALCULATED PARKING REQUIREMENT)
DIFFERENCE		26	CHANGE OF INTENSITY
PLUS	T	345	(FROM ON-SITE, REMOVE PARKING, BA, TO SPACES)
OFF-HAUSER		9	5-IN-2009 DO HAUSER
			INCLUDES 15 PARKING SPACES VARIANCE FROM 25-DAYING
			INCLUDES 1 PARKING SPACE VARIANCE FROM 25-DAYING
			INCLUDES 15 PARKING SPACE VARIANCE FROM APPROVED DENSITY
EQUALS	RMP	371	(REQUIRED NUMBER OF PARKING SPACES)

OFF-STREET PARKING NOTE:
REFER TO SHEET SP-2 FOR OFF-STREET PARKING EXHIBIT SHOWING LOCATION AND ACCESS TO SITE - ALSO REFER TO ATTACHED EXHIBITS FOR EXISTING PARKING AND LETTER OF INTENT FOR ADDITIONAL SPACES.

FLOOR PLAN WORKSHEET LEGEND:



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1" = 20'-0"



3 PROPOSED ROOF PLAN
SCALE: 1" = 20'-0"



Exhibit A to Exhibit 2:
Resolution No. 8609
Page 1 of 1

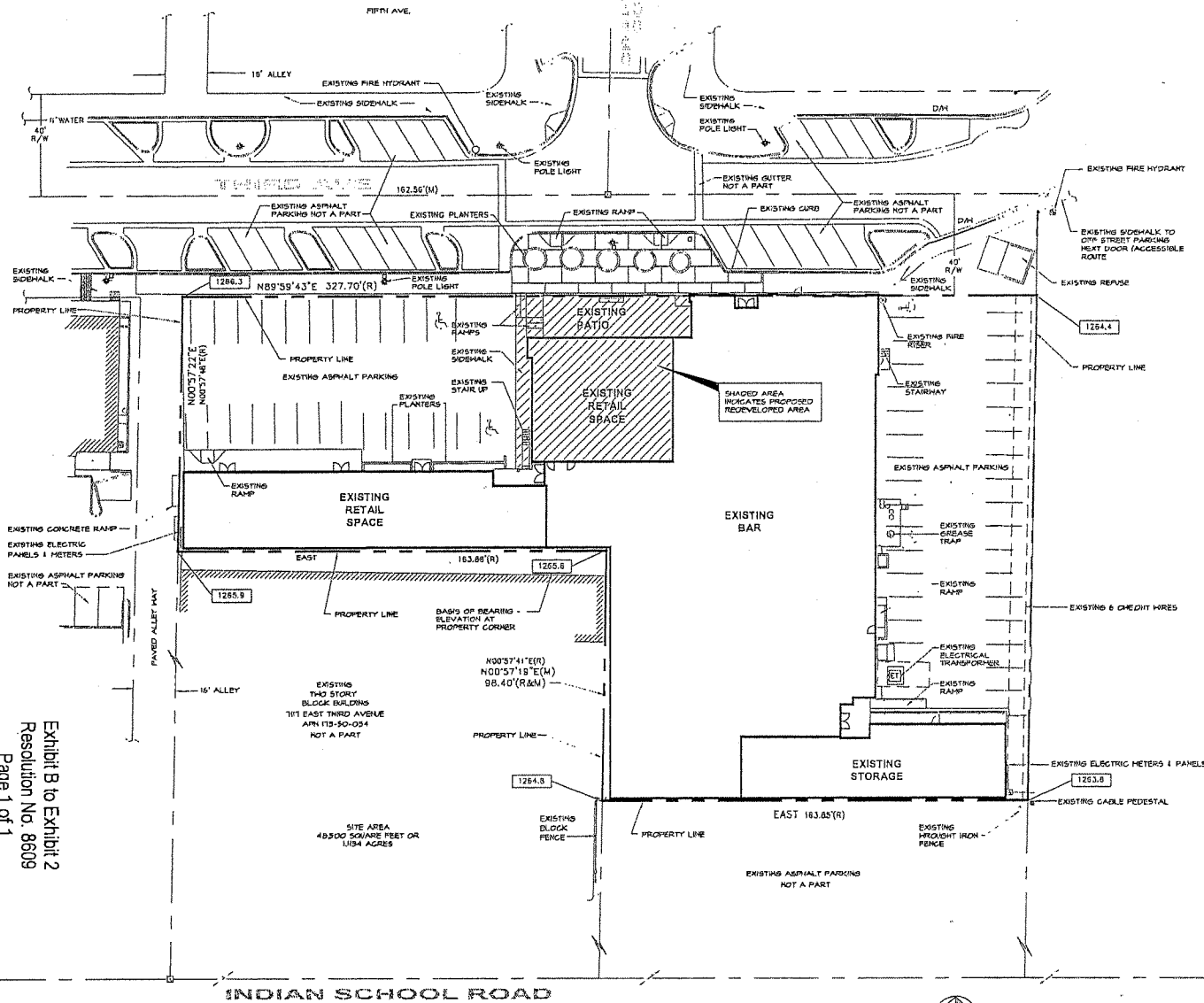
SIXTY FIRST PLACE ARCHITECTS, LTD.

THE VENUE SCOTTSDALE
7117 EAST THIRD AVENUE
SCOTTSDALE, ARIZONA 85251



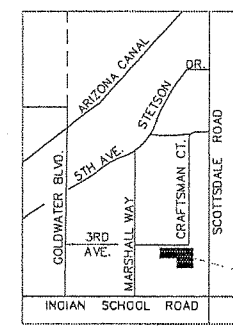
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100	06/06/09

13-UP-2010
1/4/2011



1 EXISTING SITE PLAN
SCALE: 1" = 20'-0"

SCOTTSDALE ROAD



VICINITY MAP
NOT TO SCALE

EXISTING PROJECT DATA:	
ADDRESS:	7117 E. THIRD AVENUE SCOTTSDALE, AZ 85251
QUARTER SECTION:	17-44
PARCEL NUMBER:	173-50-434
ZONING:	C-2/D0
LOT NET AREA:	48,500 SF (1.1134 ACRE)
PARKING REQUIRED:	344 (PER 30331-UP-193344)
PARKING PROVIDED:	ONSITE - 57 SPACES, CREDIT 41 SPACES OFFSITE ADJACENT LOT - 250 SPACES TOTAL PROVIDED = 348 SPACES
GROSS BUILDING AREA:	FIRST FLOOR - 27,701 S.F. SECOND FLOOR - 6581 S.F. TOTAL BUILDING AREA - 34,282 SF
LOT COVERAGE:	34,282 / 48,500 = 70.7%
LANDSCAPING REQUIRED:	NONE
LANDSCAPING PROVIDED:	NONE
BLDG. HEIGHT ALLOWED:	36'-0"
BLDG. HEIGHT PROPOSED:	35'-0"
OWNER:	VALLEY OF THE SUN ENTERTAINMENT, LLC 1345 SOUTH LEWIS STREET ANAHEIM, CA 92805 714-898-1476

LEGAL DESCRIPTION:
Tract A, CRAFTSMAN COURT, according to Book 62 of Map, Page 23,
records of Maricopa County, Arizona.

SIXTY FIRST PLACE ARCHITECTS, LTD.
7130 EAST INDIAN SCHOOL, SUITE L
SCOTTSDALE, ARIZONA 85251
PHONE (480) 947-6444 FAX (480) 947-6516

THE VENUE SCOTTSDALE
7117 EAST THIRD AVENUE
SCOTTSDALE, ARIZONA 85251
EXISTING SITE PLAN



REVISIONS	DATE	BY	FOR
1	12/3/10	VICTOR PERRILLO	EXISTING SITE PLAN

SIXTY FIRST PLACE ARCHITECTS

JOB NUMBER
10020
DATE
12/3/10
SHEET NO.
EXIST-1

Exhibit 3
Scottsdale Revised Code Section 1.403 (C.1)

C.1. *Bars, cocktail lounges, and/or after hours establishments.*

1. The use shall not disrupt existing balance of daytime and nighttime uses.
2. The use shall not disrupt pedestrian-oriented daytime activities.
3. If the site is located within the downtown overlay district then:
 - a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.
 - b. The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.
4. If the use is located within five hundred (500) feet of a residential use or district then:
 - a. The use shall not adversely impact residential uses.
 - b. The use shall provide methods of buffering residential uses.
5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.
6. The applicant shall provide, with the application for a conditional use permit, a written exterior refuse control plan which must be approved by the planning and development department staff as complying with the written guidelines of the department.
7. The applicant shall demonstrate how noise and light generated by the use shall be mitigated.
8. The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area.
9. After hours establishments must maintain a valid after hours establishment license.

RESOLUTION NO. 8610

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, TO AMEND AN EXISTING CONDITIONAL USE PERMIT FOR EXPANSION OF LIVE ENTERTAINMENT FOR A +/- 34,282 SQUARE-FOOT BUILDING LOCATED AT 7117 E. 3RD AVENUE WITH CENTRAL BUSINESS DISTRICT, DOWNTOWN OVERLAY (C-2 DO).ZONING.

WHEREAS, the Planning Commission held a public hearing on February 9, 2011; and

WHEREAS, the City Council held a public hearing on March 22, 2011.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that compliance with the additional conditions for live entertainment, set forth on Exhibit 3, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 14-UP-2010. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibits 2 and 3. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 22nd day of March, 2011.

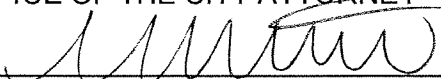
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Sherry R. Scott, Deputy City Attorney



Q.S.
17-44

G.I.S. ORTHOPHOTO 2007

14-UP-2010

Exhibit 1
Resolution No. 8610
Page 1 of 1

Venue of Scottsdale

Conditional Use Permit – Live Entertainment

Stipulations:

Venue of Scottsdale-Extension of Live Entertainment to Phase Two Building Addition

Case Number: 14-UP-2010

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of the Project Coordinator and the Final Plans staff.

GOVERNANCE

1. **APPLICABILITY.** All stipulations of this case, 14-UP-2010, are applicable to the live entertainment use of the Venue Scottsdale Phases One (Existing main hall) and Phase Two (Addition), which supersede case 30-UP-1995#4. The pool hall conditional use permit (31-UP-1999) and bar conditional use permit (13-UP-2010) remain in effect.

OPERATIONS

2. **CONFORMANCE TO THE CONCEPTUAL FLOOR PLAN and SITE PLAN.** The interior layout of the premises shall be in substantial conformance with the conceptual floor plan and site plan submitted by 61st Place Architects and with the city staff date of 01/04/11, attached as Exhibits A and B to Exhibit 2. Any proposed significant change to the conceptual floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **HOURS OF LIVE ENTERTAINMENT OPERATIONS-** The hours of the live entertainment operations for this establishment shall be limited to:

	Open to Customers	Close to Customers
Sunday	12:00 p.m.	2:30 a.m.
Monday	5:00 p.m.*	2:30 a.m.
Tuesday	5:00 p.m.*	2:30 a.m.
Wednesday	5:00 p.m.*	2:30 a.m.
Thursday	5:00 p.m.*	2:30 a.m.
Friday	5:00 p.m.*	2:30 a.m.
Saturday	12:00 p.m.	2:30 a.m.
	*first floor of redeveloped area per the site plan (Phase 2) may open at 12 p.m. (noon) weekdays. See Stipulation #10 below.	

4. **SECURITY, MAINTENANCE, AND OPERATIONS PLAN.** The live entertainment shall conform to the Security, Maintenance, and Operations Plan approved by, and on record with the City of Scottsdale's Police Department and the Planning, Neighborhoods, and Transportation Division. A copy of the approved Security, Maintenance, and Operations

shall be maintained on site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update of the Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning, Neighborhoods, and Transportation Division. At least ten (10) days before any operational change of the live entertainment, or any promotional event (excluding Special Events), that modifies the requirements or contents of the Security, Maintenance, and Operations Plan, the owner shall submit a revised Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning, Neighborhoods, and Transportation Division. Any revised Security, Maintenance, and Operations Plan shall be subject to approval by the City of Scottsdale's Police Department and the Planning, Neighborhoods, and Transportation Division.

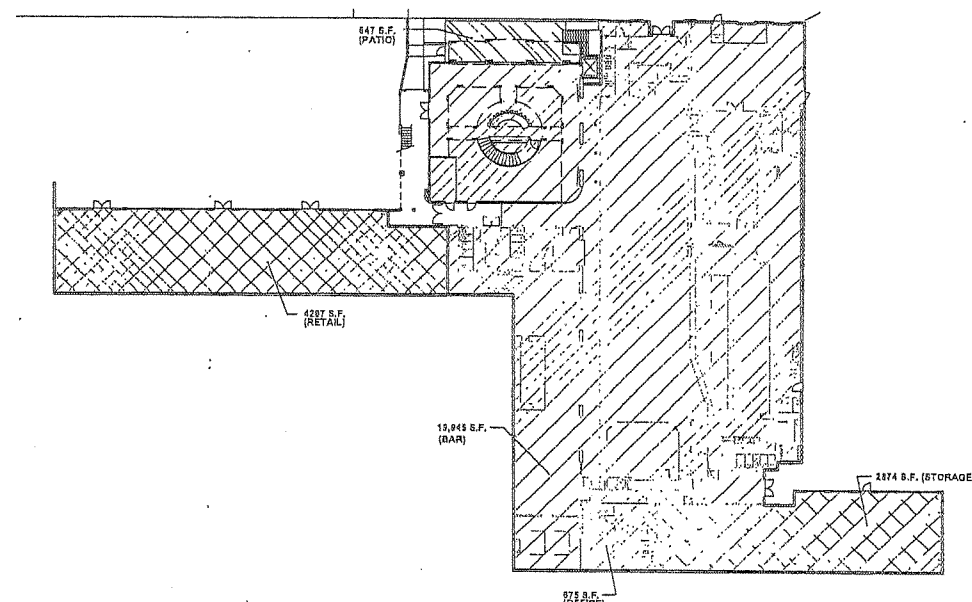
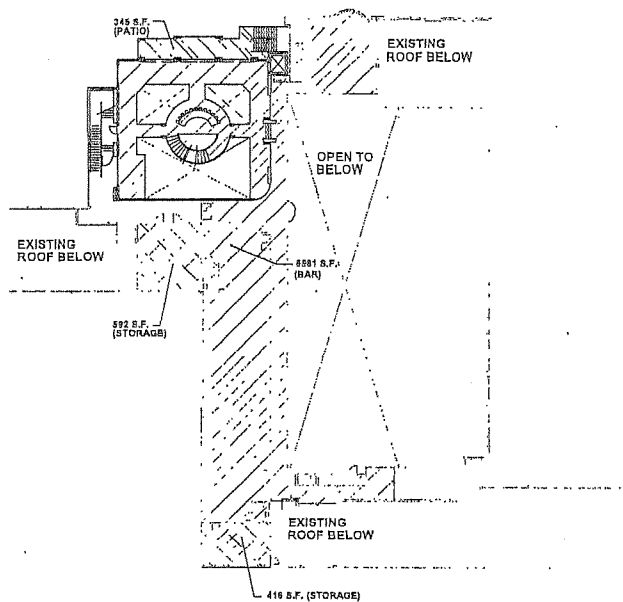
5. AFTER HOURS. The bar shall close to the public daily at 2:30 a.m. Any after-hours activities shall be subject to separate City review and approval.
6. NOISE. Noise generated from live entertainment use, shall not exceed 68 decibels at 450 feet from the establishment.
7. ACOUSTICAL TREATMENT. The owner shall maintain the roof in the main hall over the stage. The owner shall also install and maintain acoustical treatment to the sides, rear, and top of all stage areas. The owners shall also install and maintain a minimum eight-foot wall with acoustical treatment at the east, west, and south sides of the roof-top deck stage area of the Phase 2 addition.
8. EXTERNAL SPEAKERS. All external speakers shall be oriented away from the patio spaces and the perimeter of the roof.
9. EXTERNAL DOORS. All external doors shall be closed but not locked during live entertainment activity.

PARKING

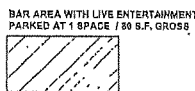
10. PARKING ASSURANCE AGREEMENT. The owner shall provide a revised remote parking agreement prior to issuance of building permits. Alternatives available to expand hours of use during weekday daytime hours can be accomplished by providing additional parking, through a special events permit, and/or the use of alternative group transit. Any alternative must be identified in writing, discussed and pre-approved by the Zoning Administrator or designee.

ADMINISTRATIVE PROCESS

11. CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW. Within ten (10) days after a request by the Zoning Administrator or designee, the owner, shall submit a letter to the Zoning Administrator or designee demonstrating substantial compliance with all stipulations. Any significant deviation from any stipulations or substantial change in the floor plan may be grounds for revocation of the Conditional Use Permit.
12. CHANGES IN OWNERSHIP. Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.

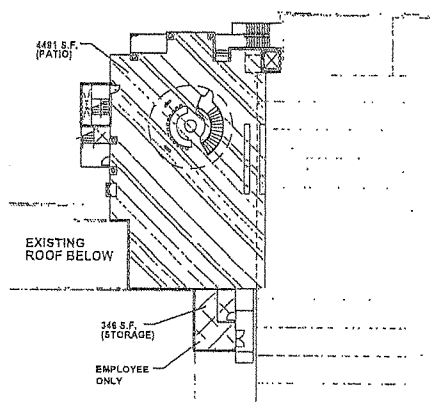


FLOOR PLAN WORKSHEET LEGEND:



1 PROPOSED FIRST FLOOR PLAN

SCALE: 1" = 20'-0"



3 PROPOSED ROOF PLAN

SCALE: 1" = 20'-0"

Exhibit A to Exhibit 2.
Resolution No. 8610
Page 1 of 1

2 PROPOSED SECOND FLOOR PLAN

SCALE: 1" = 20'-0"

PARKING CALCULATIONS:

BAR AREA:	FIRST FLOOR -	15,945 S.F.
	SECOND FLOOR -	8881 S.F.
	TOTAL -	23,826 S.F./80 = 331.975
OUTDOOR PATIO AREA:	FIRST FLOOR -	647 S.F. + 200 S.F. = 447 S.F.
	SECOND FLOOR -	345 S.F.
	ROOFTOP -	4491 S.F.
	TOTAL -	5283 S.F./200 = 26.415
RETAIL AREA:	FIRST FLOOR -	4307 S.F.
	TOTAL -	4307 S.F./300 = 14.32 SPACES
OFFICE AREA:	FIRST FLOOR -	675 S.F.
	TOTAL -	675 S.F./300 = 2.25
STORAGE AREA:	FIRST FLOOR -	2674 S.F.
	SECOND FLOOR -	1008 S.F.
	ROOF -	347 S.F.
	TOTAL -	4229 S.F./200 = 21.145
TOTAL PARKING REQUIRED -		360 SPACES
TOTAL PARKING PROVIDED -		371 SPACES
PARKING PROVIDED:		
ON SITE PARKING -		48 SPACES
OFF SITE PARKING PER AGREEMENT -		323 SPACES
TOTAL PARKING PROVIDED -		371 SPACES
ACCESSIBLE PARKING REQUIRED -		15 SPACES
ON SITE ACCESSIBLE PARKING -		2 SPACES
ACCESSIBLE PARKING PROVIDED -		15 SPACES
ON SITE -		3 SPACES
OFF SITE -		12 SPACES
TOTAL ACCESSIBLE PROVIDED -		15 SPACES

76-DR-2010 PARKING REQUIREMENT CALCULATION				
TABLE #100.8	H	M-DIST. + R/W	APPROVED 6/8/2010	
HMS	O	894	(NEW CALCULATED PARKING REQUIREMENT)	
DIFFERENCE	T	26	(OLD CALCULATED PARKING REQUIREMENT)	
PLUS	T	945	(26 CHANGE OF INTENSITY)	
O-T-HANOVER		4	(1/4M OF ON-SITE, 80% NOTE PARKING, BA, 10 SPACES)	
		1	(5-2H-2005 DO HANOVER)	
			(INCLUDES 21 PARKING SPACE VARIANCE FROM 20-04-1010)	
			(INCLUDES 1 PARKING SPACE VARIANCE FROM 5-10-010)	
			(INCLUDES 10 PARKING SPACE VARIANCE FROM IMPROVEMENT DISTRICT)	
REMARKS			5% (REQUIRED NUMBER OF PARKING SPACES)	

OFF-STREET PARKING (NOTE: REFER TO SHEET SP-2 FOR OFF-STREET PARKING EXISTING LOCATION AND ACCESS TO SITE - ALSO REFER TO ATTACHED EXHIBITS FOR EXISTING AGREEMENT AND LETTER OF INTENT FOR ADDITIONAL SPACES)

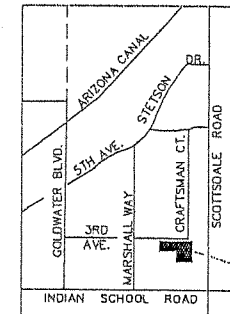
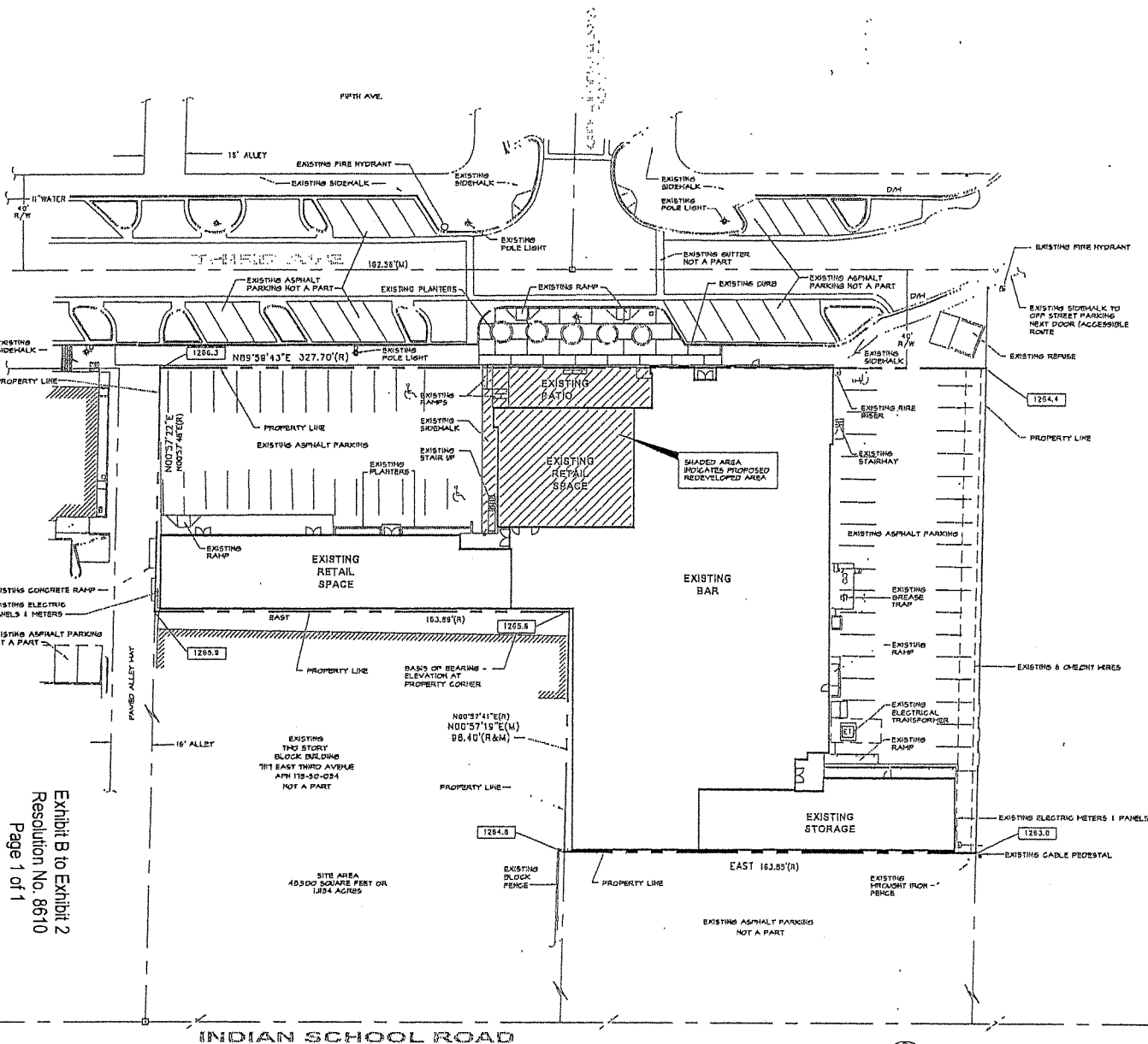
SIXTY FIRST PLACE ARCHITECTS, LTD.
7119 EAST INDIAN SCHOOL, SUITE L
SCOTTSDALE, ARIZONA 85251
PHONE (480) 347-4344 FAX (480) 347-4518

THE VENUE SCOTTSDALE
7117 EAST THIRD AVENUE
SCOTTSDALE, ARIZONA 85251
PROPOSED FLOOR PLAN WORKSHEET



REVISIONS	DATE	BY	APP
1	10/10/10	SCOTT J. HARPELLE	SCOTT J. HARPELLE
2	10/10/10	SCOTT J. HARPELLE	SCOTT J. HARPELLE
3	10/10/10	SCOTT J. HARPELLE	SCOTT J. HARPELLE
4	10/10/10	SCOTT J. HARPELLE	SCOTT J. HARPELLE
5	10/10/10	SCOTT J. HARPELLE	SCOTT J. HARPELLE
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8	10/10/10	SCOTT J. HARPELLE	SCOTT J. HARPELLE
9	10/10/10	SCOTT J. HARPELLE	SCOTT J. HARPELLE
10	10/10/10	SCOTT J. HARPELLE	SCOTT J. HARPELLE

14-UP-2010
1/4/2011



VICINITY MAP
NOT TO SCALE

EXISTING PROJECT DATA:

ADDRESS: 7117 E. THIRD AVENUE
SCOTTSDALE, AZ 85251

QUARTER SECTION: 17-44
PARCEL NUMBER: 173-50-034
ZONING: C-2/DO
LOT NET AREA: 48,500 SF (1.1134 ACRE)
PARKING REQUIRED: 344 (PER 3801-UP-191564)
PARKING PROVIDED: ON-SITE - 57 SPACES, CREDIT 41 SPACES
OFF-SITE ADJACENT LOT - 250 SPACES
TOTAL PROVIDED = 348 SPACES

GROSS BUILDING AREA: FIRST FLOOR - 27,781 S.F.
SECOND FLOOR - 6581 S.F.
TOTAL BUILDING AREA - 34,262 SF

LOT COVERAGE: 34,262 / 48,500 = 70.7%

LANDSCAPING REQUIRED: NONE
LANDSCAPING PROVIDED: NONE
BLDG. HEIGHT ALLOWED: 35'-0"
BLDG. HEIGHT PROPOSED: 35'-0"

OWNER: VALLEY OF THE SUN ENTERTAINMENT, LLC
VICTOR PERRALLO
1345 SOUTH LEWIS STREET
ANAHEIM, CA 92805
714-899-1476

LEGAL DESCRIPTION:
Tract A, CRAFTSMAN COURT, according to Book 62 of Map, Page 23,
records of Maricopa County, Arizona.

1 EXISTING SITE PLAN
SCALE: 1" = 20'-0"

SIXTY FIRST PLACE ARCHITECTS, LTD.
7170 EAST INDIAN SCHOOL, SUITE L
SCOTTSDALE, ARIZONA 85251
PHONE (480) 947-6414 FAX (480) 947-9518

THE VENUE SCOTTSDALE
7117 EAST THIRD AVENUE
SCOTTSDALE, ARIZONA 85251
EXISTING SITE PLAN

DATE	REVISIONS	BY	CHKD	APPD
12/3/10	1	JK	JK	JK

JOB NUMBER: 10020
SHEET NO.: EXIST-1

Exhibit 3
Scottsdale Revised Code Section 1.403(J)

J. *Live entertainment.*

1. The site plan shall demonstrate that:
 - a. Buffering by a wall and/or landscaping will be provided in a manner which physically separates and restricts access from the establishment and its required parking area to residential districts.
 - b. All patron entrances will be well lit and clearly visible to patrons from the parking lot or a public street.
2. The applicant has provided written evidence that all sound resulting from business activities will be contained within the building, except where external speakers are permitted.
3. The applicant has provided a written public safety plan which the city police and fire departments have approved as complying with the written guidelines of the Planning and Development Department.
4. The applicant has provided a written lighting plan which addresses exterior lighting on and surrounding the property, in accordance with section 7.600 of the zoning ordinance and with the public safety plan guidelines.
5. The applicant shall provide a written exterior refuse control plan which must be approved by the Planning and Development Department staff as complying with the written guidelines of the department, prior to the issuance of a business license. The review will be conducted as provided in Section 1.305.
6. The applicant has provided a floor plan which identifies the areas for the primary use and for ancillary functions, which include but are not limited to patron dancing areas and/or stages for performances.
7. If access to the establishment is from a street other than one classified by the General Plan as minor collector or greater, or classified by the downtown General Plan as local street or greater, the applicant has provided a traffic analysis which complies with transportation planning department written guidelines. The plan shall demonstrate to the satisfaction of the transportation department that the level of service on all streets accessed by the use shall meet the standard set by the city.
8. If the Zoning Administrator determines that a study is necessary the applicant shall provide a parking study which complies with the written guidelines of the Planning and Development Department.
9. The applicant has provided any additional information required by city staff in order to evaluate the impacts of the proposed use upon the area.
10. The following operational standards must be met by the use throughout its operation:
 - a. All external doors shall be closed but not locked during business hours.
 - b. No external speakers will be permitted on the premises of a use permitted under this section, which is located within five hundred (500) feet of a residential district.
 - c. The applicant/operator shall comply with all plans approved as provided herein.

RESOLUTION NO. 8626

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE,
MARICOPA COUNTY, ARIZONA, AUTHORIZING TERMINATION OF
DEVELOPMENT AGREEMENT NO. 96-0026 RELATED TO PROPERTY
SOUTH OF 3RD AVENUE AT CRAFTSMAN COURT

(The Venue – formerly Cajun House)

WHEREAS:

A. Valley of the Sun Entertainment LLC, an Arizona limited liability company (“Developer”) is the owner of certain real property (the “Property”) located on the south side of 3rd Avenue at Craftsman Court in the City of Scottsdale, Maricopa County, Arizona, known as “The Venue” and formerly known as “Cajun House”.

B. City and Elliot Glasser Trust (“Original Developer”) were the original parties to that certain Development Agreement (Contract No. 96-0026) regarding the Property dated January 16, 1996 and recorded January 19, 1996 at document No. 96-0040152 of the public records of Maricopa County, Arizona (the “Original Agreement”).

C. Developer subsequently purchased the Property from Original Developer.

D. City and Developer have decided to terminate the Original Agreement.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Mayor is authorized to execute on behalf of the City of Scottsdale Termination of Development Agreement No. 1996-026-COS-A1 in the form the city council approved at the meeting in which this resolution was adopted.

PASSED AND ADOPTED by the Council of the City of Scottsdale this ____ day of _____, 2011.

CITY OF SCOTTSDALE, an Arizona
municipal Corporation

W. J. “Jim” Lane, Mayor

ATTEST:

By: _____
Carolyn Jagger, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

By:  *R Kelly Ward*
for _____
Bruce Washburn, City Attorney

8349500v2

WHEN RECORDED RETURN TO:

CITY OF SCOTTSDALE
ONE STOP SHOP/RECORDS
(Tim Curtis)
7447 E. Indian School Road, Suite 100
Scottsdale, AZ 85251

C.O.S. Contract No. 1996-026-COS-A1
(Resolution No. 8626)
(The Venue – formerly Cajun House)

TERMINATION OF DEVELOPMENT AGREEMENT

THIS TERMINATION OF DEVELOPMENT AGREEMENT (the "Termination") is made this ____ day of _____, 2011 by the City of Scottsdale, an Arizona municipal corporation ("City") and Valley of the Sun Entertainment LLC, an Arizona limited liability company ("Developer").

RECITALS

A. Developer is the owner of certain real property (the "Property") located on the south side of 3rd Avenue at Craftsman Court in the City of Scottsdale, Maricopa County, Arizona, known as "The Venue" and formerly known as "Cajun House".

B. City and Elliot Glasser Trust ("Original Developer") were the original parties to that certain Development Agreement (Contract No. 96-0026) regarding the Property dated January 16, 1996 and recorded January 19, 1996 at document No. 96-0040152 of the public records of Maricopa County, Arizona (the "Original Agreement").

C. Developer warrants and represents to City to be the successor to Original Developer.

D. City and Developer have decided to terminate the Original Agreement.

NOW THEREFORE, in consideration of the foregoing and the mutual agreement contained herein, Developer and City agree as follows:

1. Original Agreement Terminated. The Original Agreement is hereby terminated as of the date of this Agreement.
2. Recording. Within ten (10) days after the date of this Termination, Developer shall cause this Termination to be recorded in the office of the Maricopa County Recorder.

3. Developer's Prior Assignees. Developer warrants and represents that instruments in the form attached to this Termination as **Exhibit "A"** (the "Lienholder Consents") have been executed and acknowledged by each person other than City having or claiming a lien, lease, easement or other interest in or under the Original Agreement or in any part of the Property and that Developer has attached such Lienholder Consents to this Termination and recorded them with this Termination.

4. Takings Waiver. Developer makes a waiver regarding certain laws (collectively the "Property Value Laws") as follows:

4.1 The Property Value Laws are "Proposition 207" (also known as the "Private Property Rights Protection Act"), A.R.S. 12-1131, et.seq., the Arizona and United States constitutional takings clauses, and all other statutes, regulations and other laws and legal doctrines that may require a city to provide any compensation, "diminution in value", "just compensation" or other amount or remedy to a land owner when the city approves a land use law or takes other action that an owner may argue reduces the use or value of property (such as approving this Termination or the Original Agreement).

4.2 Developer waives and completely releases City from any and all financial or other loss, injury, causes of action and other claims of every description that Owner may have now or in the future under the Property Value Laws because of this Termination or the Original Agreement.

4.3 Developer also makes this waiver as to any nearby property in which Developer may have an interest.

4.4 Developer has voluntarily requested that City enter into this Termination.

4.5 This waiver shall run with the land and shall be binding upon all present and future owners of any interest in Developer's property.

EXECUTED as of the date first given above.

DEVELOPER: VALLEY OF THE SUN ENTERTAINMENT LLC,
an Arizona limited liability company

By: _____
Its: _____

CITY: CITY OF SCOTTSDALE, an Arizona municipal
corporation

By: _____
W. J. "Jim" Lane, Mayor

ATTEST:

Carolyn Jagger, City Clerk

8349223v1

OFFICE OF THE CITY ATTORNEY

By:

~~Bruce Washburn, City Attorney~~

STATE OF ARIZONA)

) SS.

County of Maricopa)

Notary Public

STATE OF ARIZONA)

) SS.

County of Maricopa)

Notary Public

8349223v1

TABLE OF EXHIBITS TO DEVELOPMENT AGREEMENT TERMINATION

<u>Exhibit</u>	<u>Paragraph of Termination</u>	<u>Description</u>
A	3	Lienholder consents by subtenants, lenders, and all persons other than City and Developer having or claiming an interest in Developer's rights in the property or under the original agreement

CONSENT TO TERMINATION OF DEVELOPMENT AGREEMENT

(The Venue – formerly Cajun House)

The undersigned, having or claiming a lien or other interest in the Property or Developer's rights under the Original Agreement as defined in the Termination of the Development Agreement between the City of Scottsdale, an Arizona municipal corporation and Valley of the Sun Entertainment LLC, an Arizona limited liability company, to which this consent is attached, hereby joins in said Termination.

EXECUTED as of the date of the said Termination.

By: _____
Its: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, _____ of _____, a _____.

Notary Public

My Commission Expires:

PROJECT NARRATIVE

DATE: 11-27-2010

REFERENCE: 13-UP-2010

PROJECT NAME: The Venue Scottsdale
7117 E. 3rd Ave.
Scottsdale, Arizona 85251

PROPERTY DETAILS:

Commercial: Live Entertainment, Bar, Pool Hall

Current Zoning: C2-DO

Proposed Zoning: No Change

Number of Buildings: 1

Parcel Size: 1.11 Acres (48,134 sq. ft.)

Gross Floor Area: 34,628 sq. ft

Floor Area Ratio/Density: 7.1

Addendum to Project Narrative Dated 11-12-2010 Copy and Exhibits Attached.

PURPOSE OF ADDENDUM IS TO CLARIFY THE USE OF FLOOR SPACE AS RELATED TO THE OPERATION OF ON SITE BAR FACILITIES

A.) Current bar facilities and operations:

All bar operations are based on functions under contract for use of the facility which include bar services. Special events; Corporate, charity, weddings, etc. Bars are open in areas being used by the client. This may include the Main Courtyard Bar (referred to as the Bayou Bar and is the main bar on the ground floor) The Billiards Room Bar (a secondary bar in the area adjacent to the Main Courtyard and referred to as The Billiards Room) The Comedy Club Bar which is named due to location at the Comedy Room and portable bars located in the 2nd floor VIP area and Ball Room. Currently, The Venue offers it's clients three options for the operation of the bar services. These are as follows:

- 1.) Open Service - Client contract provided for payment.
- 2.) Consumption Bar - Client contract provided for payment based on consumption.
- 3.) Cash Bar - Payment by customer at time of service.

The size of the event, number of persons attending, will determine which bars will be operational during an event. Events can and will spread through out the facility and may be inclusive of all available. The main bar functions are for walk up service. Seating at the bar is limited to a small number of stools located on the back side of the Bayou Bar and in the Comedy

Room Bar. The Comedy Club Bar is not ordinarily open during events on the Main Courtyard floor even if bought out by the client. Events such as concerts are cash bar arrangements only.

Currently all events at The Venue Scottsdale are group events contracted for by Event Planners, Production Operations, Wedding Planners and the like. We operate an "Open to the Public Bar" or Entertainment Center only when an event is in progress. Currently all patrons require an invitations or ticket purchased (cover charge) for entry.

B.) Bar Facilities and Operation after expansion: (Without open to the public time table).

Within the design present for review, we have indicated where we can increase our floor space while maintaining the current footprint of the building with exception of the exterior staircase on the west wall. The use of these new spaces shall be defined as follows.

B 1.) Reference Exhibit 1 - C First Floor Plan;

Currently the space indicated by cross hatching is used as retail store space and includes a ground level concrete patio. This property has been vacant for approximately 3 years.

Proposed use and connection to The Venue Scottsdale Operation.

1a.) The renovation requires the installation of removable doors on the east wall of the retail space. This option will allow this space to become part of the Main Courtyard when the door are opened and stored. This area will also be the pathway to the elevator to the upper levels. The renovation will provide additional seating and bar service for large events on the Main Courtyard and at the same time, with doors in closed position, allow for a smaller function to operate concurrently with functions on the main floor. The client may have the option of using this space as a VIP Room The exterior patio can be used, during larger functions, as a staging area for entry into the facility. It can be utilized as a waiting area for early arrivals and will be a option for the patrons which form lines on the public walkway. These areas will provide seating for patrons prior to and during events. This area can also function in conjunction with the 2nd and 3rd floor renovations. The bar will operate on the same premise as current bar operations.

- 1.) Open Service - Client contract provided for payment.
- 2.) Consumption Bar - Client contract provided for payment based on consumption.
- 3.) Cash Bar - Payment by customer at time of service.

B 2.) Reference Exhibit 2 - C Second Floor Plan;

Currently the space indicated by cross hatching is used as Sales Offices and storage. Although the drawing indicate an exterior patio it currently does not exist. It will be part of the renovation.

Proposed use and connection to the Venue Scottsdale Operation.

2a.) The renovation requires the installation of removable doors on the east wall of the current sales office space. This will duplicate the condition being installed at the ground level. Portions of the current floor will be removed to create a system of bridges and balconies. Additional bar facilities will be installed directly over the equipment to be installed on the 1st level. The renovation will provide for an exterior patio / balcony. Additional methods of access will allow for organized entry and exist of second floor functions. This area would function when events requiring the use of the newly remolded space at the ground level, along with or separate of the main courtyard. This renovated area would allow for additional seating on the exterior patio. The bar will operate on the same premise as current bar operations.

- 1.) Open Service - Client contract provided for payment.
- 2.) Consumption Bar - Client contract provided for payment based on consumption.
- 3.) Cash Bar - Payment by customer at time of service.

B 3.) Reference Exhibit 3 - C Roof Top Patio Floor Plan;

Currently this space does not exist.

B. Bar Facilities and Operation after expansion: (Without open to the public time table).

1 c.) The roof top patio will be used for small outside functions, wedding, showers, birthdays, etc; The use of this area is very versatile. It can be used as a stand alone function area, it can be combined with the space below on levels 1 and 2. it can also be used as increased capacity space for functions in progress in the 2nd floor ball room or the ground floor main courtyard. The bar will operate on the same premise as current bar operations.

- 1.) Open Service - Client contract provided for payment.
- 2.) Consumption Bar - Client contract provided for payment based on consumption.
- 3.) Cash Bar - Payment by customer at time of service.

D. Bar Facilities and Operation after expansion: (With open to the public time table).

1d.) Bar operations at the bayou bar, the billiards bar, the comedy club bar would remain consistent with the current operational plan.

2d.) Bar operations at the newly renovated space on the 1st, 2nd level and 3rd level roof top would continue to operate as an extension of functions produced by The Venue Scottsdale and/or its' clients. Bar operations along with the patio space would operate on an open to the public walk in business when not contracted for by a client. This operation would be similar to the cash bar operations currently preformed at The Venue Scottsdale with the exception of a organized event being in progress. At times, the use of the new floor space would be used in conjunction with a scheduled function and will actually perform as a stand alone bar for early arrivals. A limited operations schedule will be established for hours not related to contracted functions. The operation hours may not coincide precisely with the hours of the structured function, but rather with the schedule of operation presented in the Operations and Maintenance Plan. Open to the public hours will be dictated by client use of the facility. The roof top facility has observations space (decks) and would be open for that purpose while the 2nd and 3rd floor bars may not be available for service at that time.

Sincerely,

William A. Rubel Sr.
Project Manager
The Venue Scottsdale

PROJECT NARRATIVE

DATE: 11-27-2010

REFERENCE: 14-UP-2010

PROJECT NAME: The Venue Scottsdale
7117 E. 3rd Ave.
Scottsdale, Arizona 85251

PROPERTY DETAILS:

Commercial: Live Entertainment, Bar, Pool Hall

Current Zoning: C2-DO

Proposed Zoning: No Change

Number of Buildings: 1

Parcel Size: 1.11 Acres (48,134 sq. ft.)

Gross Floor Area: 34,628 sq. ft

Floor Area Ratio/Density: 7.1

Addendum to Project Narrative Dated 11-12-2010 Copy and Exhibits Attached

Purpose of addendum is to clarify the use of floor space as related Live Entertainment at the facilities

A.) Current facilities and operations:

Exhibits 1 A, 2 A, and 3 A. Existing condition of above listed property.

Exhibits 1 B, 2 B, and 3 B. Indications of areas to be renovated.

Exhibits 1 C, 2 C, and 3 C. Indicates renovated / additional floor space.

Events can be inclusive of bar service, food service and live entertainment. These events may require table and chair settings or can be clear floor space, standing room only. Additionally, events for theater style presentations can be just narrative speaking, or power point presentations. The spectrum for the type of function presented at The Venue Scottsdale are enormous.

The size of the event, number of persons attending, will determine which areas of the facility will be operational during an event. Events can and will spread through out the facility and may be inclusive of all available space and facilities.

Currently all events at The Venue Scottsdale are group events contracted for by Event Planners, Production Operations, Wedding Planners and the like. We operate an "Open to the Public Bar" or Entertainment Center only when an event is in progress. Currently all patrons require an invitations or ticket purchased (cover charge) for entry.

The physical layout of the property limits our ability to run multiple functions and also the capacity of functions which we do produce. The locations of entry and exits limits how we can divide our property for individual functions. As indicated by the attached floor plans (Exhibits 1, 2, and 3 A) we do not have the required separation of spaces such as the main courtyard from the billiards bar, which are required to run separate functions concurrently.

B.) Facilities and Operation after expansion: (Without open to the public time table).

Exhibits 1 A, 2 A, and 3A. Existing condition of above listed property.

Exhibits 1 B, 2 B, and 3 B. Indications of areas to be renovated.

Exhibits 1 C, 2 C, and 3 C. Indicates renovated / additional floor space.

B 1.) Reference Exhibit 1 - C First Floor Plan

The renovation requires the installation of removable doors on the east wall of the retail space. This option will allow this space to become part of the Main Courtyard when the door are opened and stored. This area will also be the pathway to the elevator to the upper levels.

The renovation will provide seating and bar service for large events on the Main Courtyard and at the same time, with doors in closed position, allow for a smaller function to operate concurrently with functions on the main floor. The client may have the option of using this space as a VIP Room. The exterior patio can be used, during larger functions, as a staging area for entry into the facility. It can be utilized as a waiting area for early arrivals and will be a option for the patrons which form lines on the public walkway. These areas will provide seating for patrons prior to and during events. This area may also function in conjunction with the 2nd and 3rd floor renovations. The bar will operate on the same premise as current bar operations or as a stand alone entertainment center.

B 2.) Reference Exhibit 2 - C Second Floor Plan;

Currently the space indicated by cross hatching is used as Sales Offices and storage. Although the drawing indicate an exterior patio it currently does not exist. It will be part of the renovation.

The renovation requires the installation of removable doors on the east wall of the current sales office space. This will duplicate the condition being installed at the ground level. Portions of the current floor will be removed to create a system of bridges and balconies. Additional bar facilities will be installed directly over the equipment to be installed on the 1st level. The renovation will provide for an exterior patio / balcony. Additional methods of access will allow for organized entry and exist of second floor functions. This area would function when events require the use of the newly remolded space at the ground level, along with or separate of the main courtyard. This renovated area would allow for additional seating on the exterior patio.

B 3.) Reference Exhibit 3 - C Roof Top Patio Floor Plan;

Currently this space does not exist.

The roof top patio will be used for small outside functions, wedding, showers, birthdays, etc; The use of this area is very versatile. It can be used as a stand alone function area, it can be combined with the space below on levels 1 and 2. it can also be used as increased capacity space for functions in progress in the 2nd floor ball room or the ground floor main courtyard. This space will allow for our clients to take advantage of the Arizona climate.

D.) Facilities and Operation after expansion: (With open to the public time table).

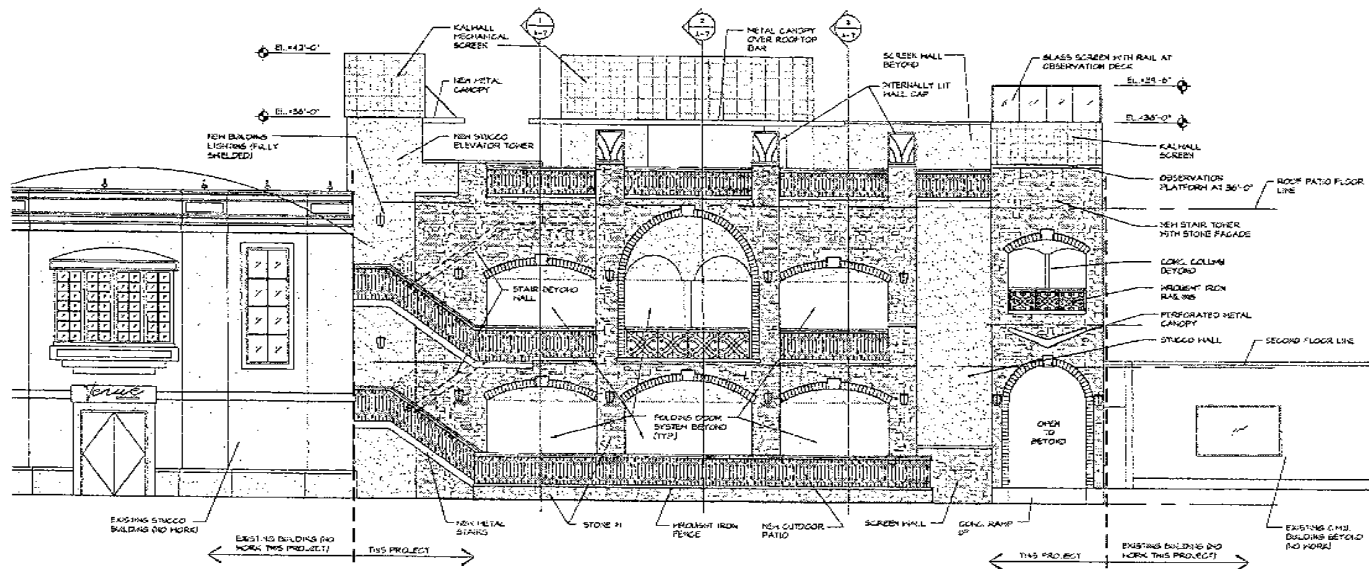
The three story renovations would present The Venue Scottsdale with the unique ability to host inside / outside events and the option of a walk in lounge.

Bar operations at the newly renovated space on 1st, 2nd level and 3rd level roof top would continue to operate as an extension of functions produced by The Venue Scottsdale and/or its' clients. Bar operations at the all 3 levels along with the patio space would operate on an open to the public walk in condition. This operation would be similar to the cash bar operations currently preformed at The Venue Scottsdale with the exception of an organized event being in progress. At times, the use of the new floor space would be used in conjunction with a scheduled function and will actually perform as a stand alone bar for early arrivals. A limited operations schedule will be established for hours not related to contracted functions. The operation hours may not coincide precisely with the hours of the structured function, but rather with the schedule of operation presented in the Operations and Maintenance Plan. Open to the public hours will be dictated by client use of the facility. The roof top facility has observations space (decks) and would be open for that purpose while the 2nd and 3rd floor bars may not be available for service at that time. Special events, such as Super Bowl Game Day, Monday Night Football, Sports Events, Craftsman Court Events will be promoted for the 1st floor walk-in facility. Musical events such as New Years Eve, St. Patrick Day, etc; can be organized as tickets sales only or simply walk in functions. It will be our goal to offer as many productions events as the public attendance warrants.

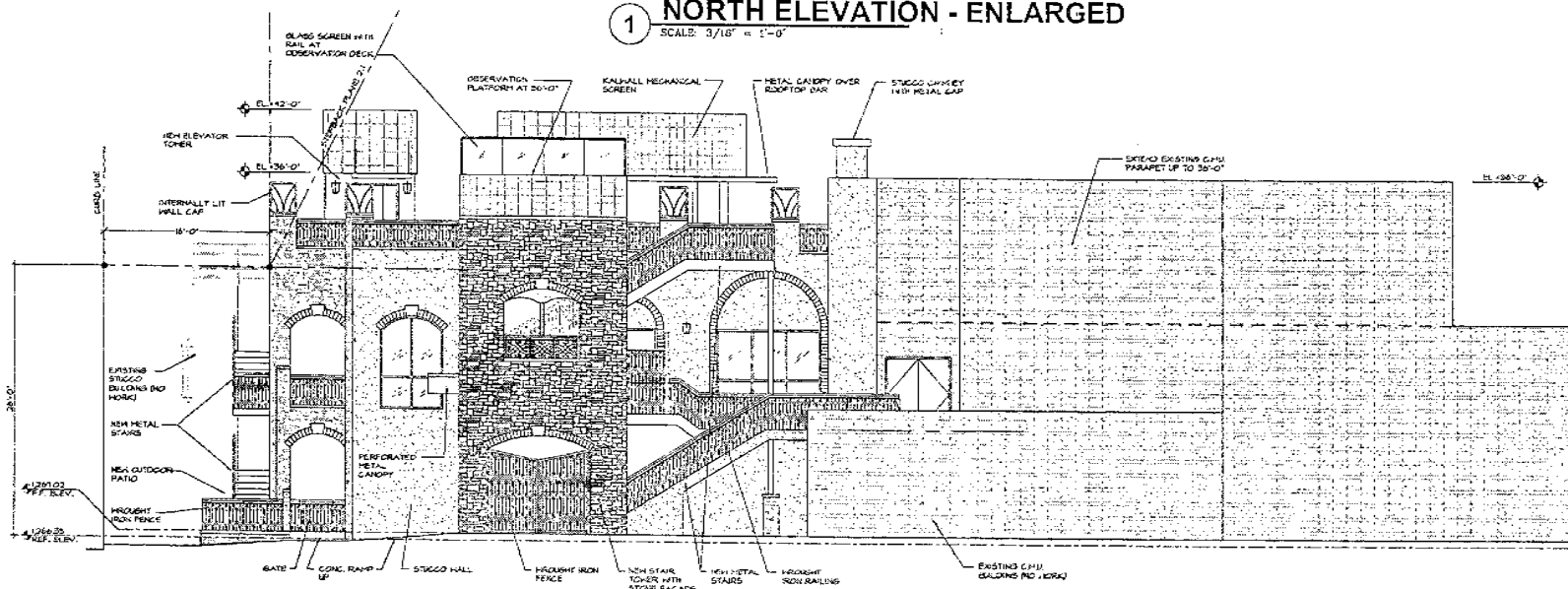
Because this renovation will provide for newly created entry and exist locations, it will make our facility easier to divide into separate groupings and it will also give The Venue a fulltime presence in the Craftsman Court Area.

Sincerely.

William A. Rubel Sr.
Project Manager
The Venue Scottsdale



1 NORTH ELEVATION - ENLARGED
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION - ENLARGED
SCALE: 3/16" = 1'-0"

SIXTY FIRST PLACE ARCHITECTS, LTD.
7128 EAST INDIAN SCHOOL, SUITE L
SCOTTSDALE, ARIZONA 85251
PHONE (480) 947-6844 FAX (480) 947-5916

THE VENUE, SCOTTSDALE
7117 EAST THIRD AVENUE
SCOTTSDALE, ARIZONA 85251
BUILDING ELEVATIONS



DATE	REVISIONS
	CHECKED

SIXTY FIRST PLACE ARCHITECTS

JOB NUMBER 10020

DATE 12/3/10

SHEET NO. A-4



13-UP-2010
5th. 12/13/10



13-UP-2010 & 14-UP-2010

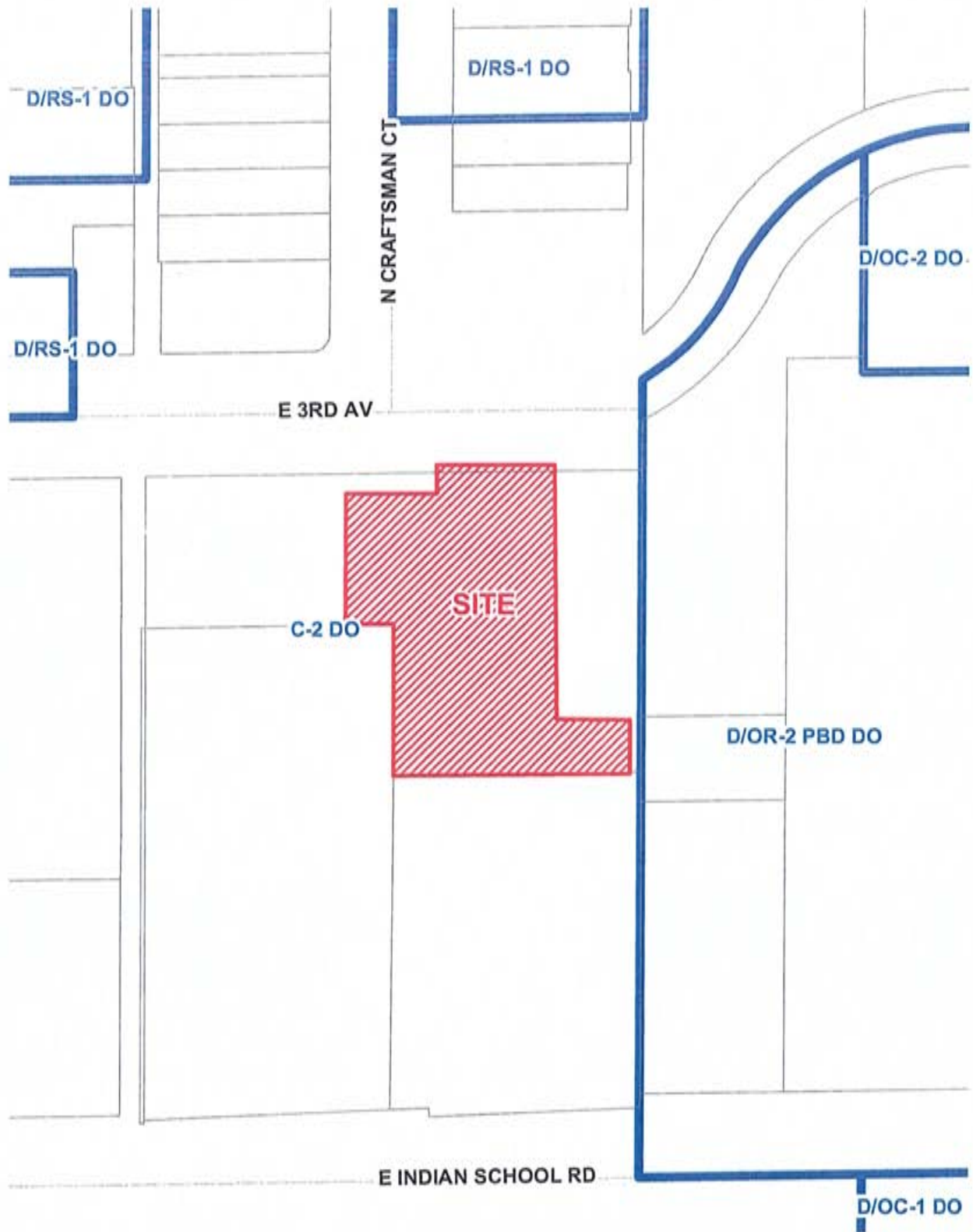
Venue of Scottsdale

13-UP-2010 & 14-UP-2010

- | | | | |
|---|----------------------------------|---|---|
|  | Downtown Civic Center - Type 2 |  | Downtown Medical - Type 2 |
|  | Civic Center or Medical - Type 2 |  | Downtown Multiple Use - Type 2 |
|  | Downtown Core - Type 1 |  | Downtown Regional Multiple Use - Type 2 |



ATTACHMENT #7



13-UP-2010 & 14-UP-2010

ATTACHMENT #8





Neighborhood Notification Checklist

AB, BA, UP, DR, HE, MUMSP

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal. If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

This application is for a:

- ☐ Abandon of ROW/GLO
- ☐ Board of Adjustment
- ☒ Conditional Use Permit

- ☐ Development Review Board
- ☐ Hardship Exemption
- ☐ Municipal Use Master Site Plan

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items prior to submitting your application

☒ Step 1: Neighborhood Notification

Provide information by: <ul style="list-style-type: none"><input checked="" type="checkbox"/> 1st Class Letter or Postcard<input type="checkbox"/> In Person<input type="checkbox"/> Phone call<input type="checkbox"/> Certified Mail<input type="checkbox"/> Door Hangers/Flyers	To: <ul style="list-style-type: none"><input checked="" type="checkbox"/> Property owners and HOAs within 750' (*required for all WCF)<input type="checkbox"/> Adjacent property owners/ tenants/HOAs<input type="checkbox"/> School District(s)<input type="checkbox"/> Interested Party list (provided by Project Coordinator)<input type="checkbox"/> Tenants, employees, and students (*required for all WCF)
--	--

* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal.

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

☒ Step 2: Project Under Consideration

- ☒ Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- ☒ Post sign 15 calendar days prior to your formal application submittal (See WFC requirements)

ATTACHMENT #9

13-UP-2010 & 14-UP-2010

Planning & Development Services Department



Community Input Certification

CASE NO: 111-PA-2010

PROJECT LOCATION: 7117 EAST THIRD AVE (3RD AVE BETWEEN MARSHALL WAY & SCOTTSDALE RD)

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type	Of	Contact
		Meeting	Phone	Letter
	<u>LIST ATTACHED</u>			✓

[Signature]
Signature of owner/applicant

6.19.10
Date

Planning, Neighborhood & Transportation

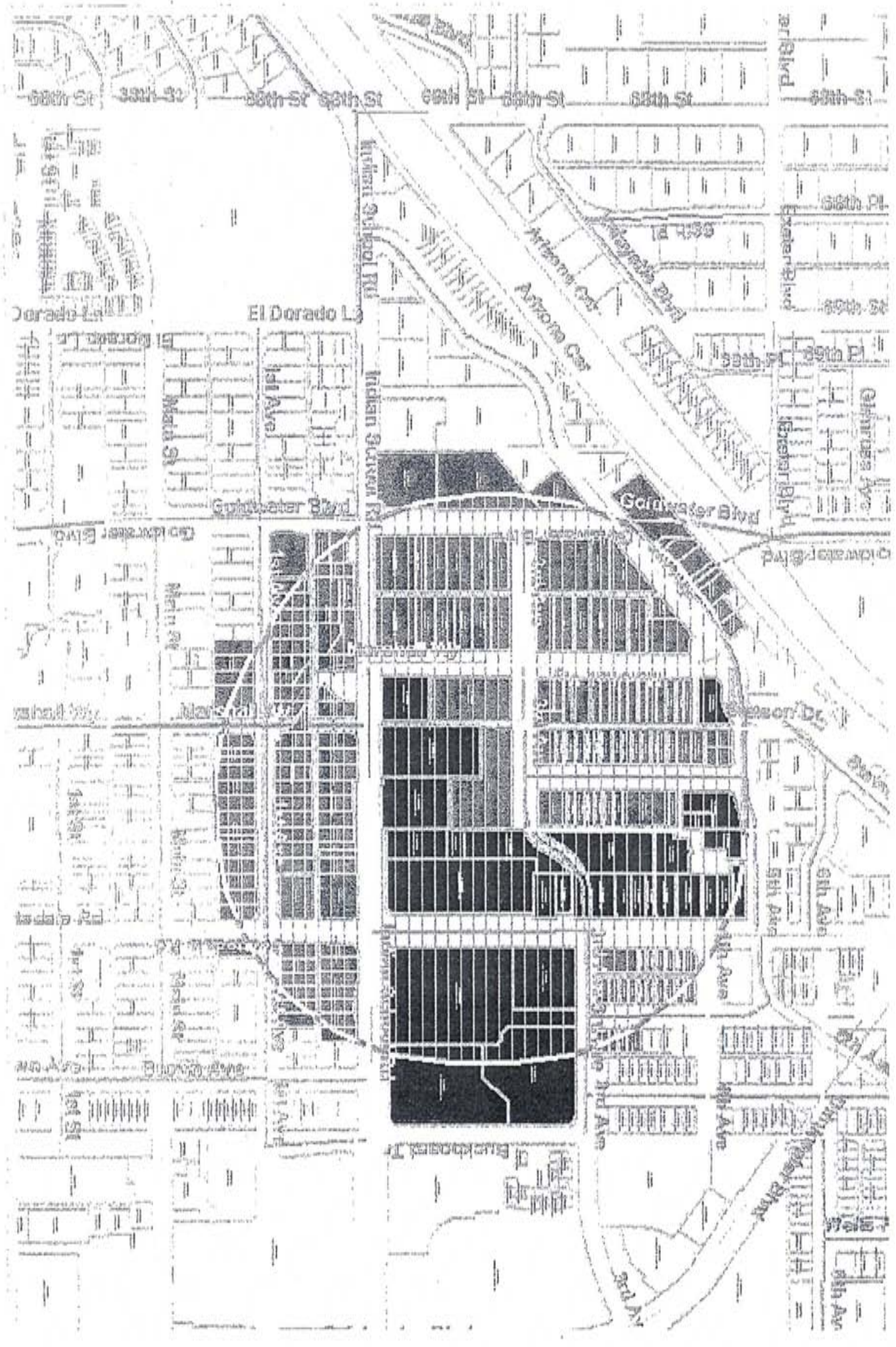
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

NAME;ADDRESS;CITY;STATE;ZIP;COUNTRY;PARCEL

4200 MARSHALL WAY LLC;7240 N BROOKVIEW WY;SCOTTSDALE;AZ;85253;USA;Parcel: 173-50-078
SCOTTSDALE CITY OF;3939 CIVIC CENTER BLVD;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-037-D
GLOBE CORPORATION;1301 INTERNATIONAL PKWY STE 300;FT LAUDERDALE;FL;33323;USA;Parcel: 130-23-005
KBS TRS FUND IV;PO BOX 130174;CARLSBAD;CA;920130174;USA;Parcel: 173-50-119-E
PCL LLC;127 MINNIE ST STE 200;FAIRBANKS;AK;99701;USA;Parcel: 130-12-008
4168 NORTH MARSHALL WAY LLC;PO BOX 2055;EUGENE;OR;97402;USA;Parcel: 173-50-079-D
FANATEL PROPERTIES INC;7433 E TUCKEY LN;SCOTTSDALE;AZ;85250;USA;Parcel: 173-50-019
GRULLER ROLF/KRISTINA K TR;1942 E DAWN DR;TEMPE;AZ;85284;USA;Parcel: 173-50-021-A
BROOKS BUILDING INC;7229 E 1ST AVE #201;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-062-B
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 205;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-049-B
4200 MARSHALL WAY LLC;7240 N BROOKVIEW WY;SCOTTSDALE;AZ;85253;USA;Parcel: 173-50-077
BANK OF SCOTTSDALE THE;P O BOX 1510;SCOTTSDALE;AZ;85252;USA;Parcel: 173-51-097-F
CITY OF SCOTTSDALE;3939 CIVIC CENTER PLAZA;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-124-E
BROWER JAMES G TR;3902 N 87TH ST;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-035-A
PCL LLC;127 MINNIE ST STE 200;FAIRBANKS;AK;99701;USA;Parcel: 130-12-010
SR VENTURES LLC;8320 N HAYDEN RD STE B110A;SCOTTSDALE;AZ;85258;USA;Parcel: 173-50-007
ALCALAY LIVING TR/ALCALAY NONEXMPT MARITAL TR;PO BOX 453;PALISADES;CA;90272;USA;Parcel: 173-50-063-A
SCOTTSDALE BOARD OF REALTORS INC;4221 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-020
GLOBE CORPORATION;1301 INTERNATIONAL PKWY STE 300;FT LAUDERDALE;FL;33323;USA;Parcel: 130-23-002
FUNKE RICHARD A TR;4409 N 66TH ST;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-046-B
DILLARD BENTLEY TERRACE TR;4161 N MARSHALL WAY;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-050-C
GLOBE CORPORATION;1301 INTERNATIONAL PKWY STE 300;FT LAUDERDALE;FL;33323;USA;Parcel: 130-23-007
SCOTTSDALE BOARD OF REALTORS INC;4221 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-017
ARTS IN OLD TOWNE LLC;1420 E MISSOURI AVE;PHOENIX;AZ;85014;USA;Parcel: 130-12-022
GOLDWATER PROPERTY LLC;14550 N FRANK LLOYD WRIGHT BLVD NO 210;SCOTTSDALE;AZ;85260;USA;Parcel: 173-50-085
4228 CRAFTSMAN COURT LLC;3219 E CAMELBACK RD STE 838;PHOENIX;AZ;85018;USA;Parcel: 173-50-012-B
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 205;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-064-A
MICHAELS MICHAEL M TR;6003 E CHENEY DR;SCOTTSDALE;AZ;85253;USA;Parcel: 173-50-015-A
FARBOD GOLDWATER LLC;4501 N SCOTTSDALE RD STE 201;SCOTTSDALE;AZ;85251;USA;Parcel: 173-48-047-D
SGNG INVESTMENTS LLC;4211 N MARSHALL WAY;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-045
SCOTTSDALE BOARD OF REALTORS INC;4221 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-016
MARRIOTT SUITES LTD PARTNERSHIP;PO BOX 579;LOUISVILLE;TN;377770579;USA;Parcel: 173-51-097-G
GDO LIMITED PARTNERSHIP;7237 E MAIN ST;SCOTTSDALE;AZ;85251;USA;Parcel: 130-23-010-A
4225 MARSHALL WAY LLC;3219 E CAMELBACK RD STE 838;PHOENIX;AZ;85018;USA;Parcel: 173-50-041
DAVID MICHAEL MILLER PROPERTIES LLC;7034 E 1ST AVE;SCOTTSDALE;AZ;852514304;USA;Parcel: 130-12-044
SLADER LLC;7101 E INDIAN SCHOOL RD;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-012
7000 1ST AVENUE LLC;1015 PACIFIC AVE;TACOMA;WA;98402;USA;Parcel: 130-12-975
BALJJ HOLDINGS I LLC;5104 E CALLE DEL MEDIO;PHOENIX;AZ;85018;USA;Parcel: 173-50-083-B
FANATEL PROPERTIES INC;7433 E TUCKEY LN;SCOTTSDALE;AZ;85250;USA;Parcel: 173-50-016
PARK FIFTH AVENUE LLC;7240 N BROOKVIEW WY;SCOTTSDALE;AZ;85253;USA;Parcel: 173-50-073
AGNESE UDINOTTI LIVING TRUST THE;4215 N MARSHALL WAY;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-043
SCOTTSDALE REAL ESTATE BOARD INC;4221 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-005
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 205;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-020
TRI-ZONE PROPERTIES LLC;4414 N CIVIC CENTER PLAZA STE 100;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-011-A
MARSHALL WAY 4201 LLC;4201 N MARSHALL WY;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-128
SGNG INVESTMENTS LLC;4211 N MARSHALL WAY;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-044
FANATEL PROPERTIES INC;7433 E TUCKEY LN;SCOTTSDALE;AZ;85250;USA;Parcel: 173-50-017
KBS TRS FUND IV;PO BOX 130174;CARLSBAD;CA;920130174;USA;Parcel: 173-50-100-A
SUNBRELLA PROPERTIES LTD;3402 N 36TH ST;PHOENIX;AZ;85018;USA;Parcel: 173-50-121
JLB INVESTMENTS LIMITED PARTNERSHIP;33 W LINGER LN;PHOENIX;AZ;85021;USA;Parcel: 173-51-010
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL STE #205;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-029
SCOTTSDALE CITY OF;3939 CIVIC CENTER BLVD;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-036-A
UNITED COLUMBIA CORP;5631 E MONTE CRISTO;SCOTTSDALE;AZ;852541871;USA;Parcel: 130-23-013
GOLDMAN MORRIS B/SHEILA M BOLTON TR;444 W CAMELBACK RD;PHOENIX;AZ;85013;USA;Parcel: 173-50-127
FUNKE RICHARD A TR;4409 N 66TH ST;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-045
AGEE WILLIAM S/BRENDA B;7232 E SOLANO DR;SCOTTSDALE;AZ;85253;USA;Parcel: 130-12-042
JLB INVESTMENTS LIMITED PARTNERSHIP;33 W LINGER LN;PHOENIX;AZ;85021;USA;Parcel: 173-51-009
GDO LIMITED PARTNERSHIP;7237 E MAIN ST;SCOTTSDALE;AZ;85251;USA;Parcel: 130-23-011-A
SCOTTSDALE BOARD OF REALTORS INC;4221 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-018
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 205;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-119-F
7040 EAST THIRD LLC;PO BOX 2055;EUGENE;OR;97402;USA;Parcel: 173-50-079-C
MARLIS COMPANY WEST;409 N BUNDY DR;LOS ANGELES;CA;90049;USA;Parcel: 173-50-120
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 100;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-027
PCL LLC;127 MINNIE ST STE 200;FAIRBANKS;AK;99701;USA;Parcel: 130-12-009
THOSE GUYS LLC;8161 N 51ST PL;PARADISE VALLEY;AZ;85253;USA;Parcel: 173-50-091
SCOTTSDALE CANAL PROJECT LLC;7127 E 6TH AVE;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-095-A
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL STE #205;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-048
SUNBRELLA PROPERTIES LTD;3402 N 36TH ST;PHOENIX;AZ;85018;USA;Parcel: 173-50-105
DOS GRINGOS INC;4213 S CRAFTSMAN CT;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-025-A

KIMSEY PROPERTIES LTD PARTNERSHIP;301 E VIRGINIA AVE STE 3300;PHOENIX;AZ;85004;USA;Parcel: 173-50-108-A
DOS GRINGOS INC;3102 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-024
SR VENTURES LLC;8320 N HAYDEN RD STE B110A;SCOTTSDALE;AZ;85258;USA;Parcel: 173-50-006
MARGE AND MAVIS LLC;11609 N 84TH ST;SCOTTSDALE;AZ;85260;USA;Parcel: 173-50-088
FANATEL PROPERTIES INC;7433 E TUCKEY LN;SCOTTSDALE;AZ;85250;USA;Parcel: 173-50-018
4225 MARSHALL WAY LLC;3219 E CAMELBACK RD STE 838;PHOENIX;AZ;85018;USA;Parcel: 173-50-040
MARSHALL WAY MANAGEMENT LLC;4015 N MARSHALL WAY;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-014-A
7116 E FIRST AVE LLC;7116 E 1ST AVE UNIT 201;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-017-A
SCOTTSDALE REAL ESTATE BOARD INC;4221 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-007
PCL LLC;127 MINNIE ST STE 200;FAIRBANKS;AK;99701;USA;Parcel: 130-12-006
EDEN ROCK REALTY LLC;P O BOX 9787;SCOTTSDALE;AZ;85252;USA;Parcel: 173-50-027
OAK GROVE LLC;7047 E GREENWAY PKWY 370;SCOTTSDALE;AZ;85254;USA;Parcel: 173-50-050-B
GDO LIMITED PARTNERSHIP;3925 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-004
4234 CRAFTSMAN COURT LLC;32 19 E CAMELBACK RD STE 838;PHOENIX;AZ;85018;USA;Parcel: 173-50-011
PARK FIFTH AVENUE LLC;7240 N BROOKVIEW WY;SCOTTSDALE;AZ;85253;USA;Parcel: 173-50-074
DOUBLE A INVESTMENTS LLC/FIVE COUSINS LLC;15300 N 90TH ST STE 300;SCOTTSDALE;AZ;852602775;USA;Parcel: 173-50-076-A
MARSHALL WAY DESIGN LLC;3707 N MARSHALL WAY UNIT 3;PHOENIX;AZ;85251;USA;Parcel: 173-50-036
FRENKEL THOMAS C/JANE L;7525 E CAMELBACK RD STE 106;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-021
FUNKER RICHARD A TR;4409 N 66TH ST;SCOTTSDALE;AZ;852512303;USA;Parcel: 130-12-032-A
GOLDWATER PROPERTY LLC;14550 N FRANK LLOYD WRIGHT BLVD NO 210;SCOTTSDALE;AZ;85260;USA;Parcel: 173-50-084-A
ORTEGA FAMILY HOLDINGS LLC;3925 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 130-23-014
FRENKEL THOMAS C/JANE L;7525 E CAMELBACK RD STE 106;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-022
ACT NINE LLC;10575 N 99TH PL;SCOTTSDALE;AZ;85258;USA;Parcel: 130-12-021
DOUBLE A INVESTMENTS LLC/FIVE COUSINS LLC;15300 N 90TH ST STE 300;SCOTTSDALE;AZ;852602775;USA;Parcel: 173-50-075-A
CAY PARTNERS LLC;11231 US HWY 1 STE 328;NORTH PALM BEACH;FL;33408;USA;Parcel: 173-50-009
FLOYD INVESTMENTS LIMITED PARTNERSHIP;6939 E 5TH AVE;SCOTTSDALE;AZ;85251;USA;Parcel: 173-48-047-B
4200 MARSHALL WAY LLC;7240 N BROOKVIEW WY;SCOTTSDALE;AZ;85253;USA;Parcel: 173-50-038
PMC ENTERPRISES LLC;16921 INGLEWOOD RD NE APT A207;KENMORE;WA;98028;USA;Parcel: 130-12-001-A
IMPECCABLE PLAZA L L P;6902 E INDIAN BEND RD;PARADISE VALLEY;AZ;85253;USA;Parcel: 173-50-081
ARCADIA FARMS LTD;7014 E FIRST AVE;SCOTTSDALE;AZ;852510000;USA;Parcel: 130-12-041
M AND M1 LLC;409 N BUNDY DR;LOS ANGELES;CA;90049;USA;Parcel: 173-50-124-D
PRANTCO LLC;130 W NORTHERN AVE;PHOENIX;AZ;85021;USA;Parcel: 173-50-060-A
OAK GROVE LLC;7047 E GREENWAY PKWY 370;SCOTTSDALE;AZ;85254;USA;Parcel: 173-50-048
BROOKS BUILDING INC;7229 W 1ST AVE #201;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-072-A
ALCALAY LIVING TR/ALCALAY NONEXMPT MARITAL TR;PO BOX 453;PACIFIC PALISADES;CA;90272;USA;Parcel: 173-48-044-C
GLOBE CORPORATION;1301 INTERNATIONAL PKWY STE 300;FT LAUDERDALE;FL;33323;USA;Parcel: 130-23-008
7026 E FIRST AVE LLC;7026 E FIRST AVE;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-043
SLADER LLC;7101 E INDIAN SCHOOL RD;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-013
FULLER PATRICIA B/ALVAREZ PEDRO L;7450 E BONITA DR;SCOTTSDALE;AZ;85250;USA;Parcel: 130-23-012
GOLDMAN MORRIS B/SHEILA M BOLTON TR;444 W CAMELBACK RD;PHOENIX;AZ;85013;USA;Parcel: 173-50-126
4223 MARSHALL WAY LLC;3219 E CAMELBACK RD STE 838;PHOENIX;AZ;85018;USA;Parcel: 173-50-042
7007 LIMITED PARTNERSHIP;7007 5TH AVENUE TRAVEL & TOURS;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-070
RUNDLE CENTER LLC;7335 E CHOLLA LN;SCOTTSDALE;AZ;85250;USA;Parcel: 173-50-093-B
IMPECCABLE PLAZA L L P;6902 E INDIAN BEND RD;PARADISE VALLEY;AZ;85253;USA;Parcel: 173-50-092
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 205;SCOTTSDALE;AZ;85251;USA;Parcel: 173-48-044-B
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 205;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-026
PETERSON JOHN R/DIANE O TR/RAPP JOHN R;4211 WINFIELD SCOTT PLAZA;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-023
SCHUSTER RONALD J/MASSEY SHARON R;8861 E CAROL WAY;SCOTTSDALE;AZ;85260;USA;Parcel: 173-51-024-A
HEALTHCARE COMPARE CORP;3200 HIGHLAND AVE;DOWNERS GROVE;IL;60515;USA;Parcel: 173-51-102-C
GLOBE CORPORATION;1301 INTERNATIONAL PKWY STE 300;FT LAUDERDALE;FL;33323;USA;Parcel: 130-23-004
BBCH LLC;3861 N JAKAKE DR;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-032-A
SUNBRELLA PROPERTIES LTD;3402 N 36TH ST;PHOENIX;AZ;85018;USA;Parcel: 173-50-112-A
FUNKER RICHARD A TR;4409 N 66TH ST;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-033-B
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 205;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-018
SCOTTSDALE DOWNTOWN INVESTMENTS LLC;12658 N 82ND ST;SCOTTSDALE;AZ;85260;USA;Parcel: 173-50-013-B
KBS TRS FUND IV;PO BOX 130174;CARLSBAD;CA;920130174;USA;Parcel: 173-51-097-J
KBS TRS FUND IV;PO BOX 130174;CARLSBAD;CA;920130174;USA;Parcel: 173-50-094
GLOBE CORPORATION;1301 INTERNATIONAL PKWY STE 300;FT LAUDERDALE;FL;33323;USA;Parcel: 130-23-006
JE SOUTHWEST GROUP REAL ESTATE LLC;3004 N CIVIC CENTER PLZ;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-033
BROOKS BUILDING INC;7229 W 1ST AVE #201;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-110-B
PCL LLC;127 MINNIE ST STE 200;FAIRBANKS;AK;99701;USA;Parcel: 130-12-005
SIMONSON BUILDINGS INC;3402 N 36TH ST;PHOENIX;AZ;85018;USA;Parcel: 173-50-124-C
GLASSER ELLIOTT J;6060 E THOMAS RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-035
SILVER ROBERT E/HENDRICKS BETSY SILVER/ROB TR;6302 E MONTEROSA;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-090
REAM BARRYT V/HEIDI H/R G HOUGHAM/ANN;4434 N WINFIELD SCOTT PLAZA;SCOTTSDALE;AZ;852510000;USA;Parcel: 173-51-012
EDEN ROCK REALTY LLC;P O BOX 9787;SCOTTSDALE;AZ;85252;USA;Parcel: 173-50-026
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 205;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-102-A
PCL LLC;127 MINNIE ST STE 200;FAIRBANKS;AK;99701;USA;Parcel: 130-12-007
KBS TRS FUND IV;PO BOX 130174;CARLSBAD;CA;920130174;USA;Parcel: 173-50-123-C
SLADER LLC;7101 E INDIAN SCHOOL RD;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-011

ALCALAY LIVING TR/ALCALAY NONEXMPT MARITAL TR;PO BOX 453;PACIFIC PALISADES;CA;90272;USA;Parcel: 173-50-065-A
GDO LIMITED PARTNERSHIP;3925 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-003
GLOBE CORPORATION;1301 INTERNATIONAL PKWY STE 300;FT LAUDERDALE;FL;33323;USA;Parcel: 130-23-003
MARSHALL WAY MANAGEMENT LLC;4015 N MARSHALL WAY;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-049-A
MARSHALL WAY MANAGEMENT LLC;4015 N MARSHALL WAY;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-015
7116 E FIRST AVE LLC;7116 E 1ST AVE UNIT 201;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-016-A
SINGER DAVID/CORA S CHATEAUNEUF;4124 E CAMELBACK RD;PHOENIX;AZ;85018;USA;Parcel: 173-50-049-A
FUNKE RICHARD A TR;4409 N 66TH ST;SCOTTSDALE;AZ;852512303;USA;Parcel: 130-12-031-A
IMPECCABLE PLAZA L L P;6902 E INDIAN BEND RD;PARADISE VALLEY;AZ;85253;USA;Parcel: 173-50-082-A
PACIFIC WESTERN BANK;8105 IRVINE CENTER DR STE 1240;IRVINE;CA;92618;USA;Parcel: 173-50-117-B
4234 CRAFTSMAN COURT LLC;32 19 E CAMELBACK RD STE 838;PHOENIX;AZ;85018;USA;Parcel: 173-50-010
4200 MARSHALL WAY LLC;7240 N BROOKVIEW WY;SCOTTSDALE;AZ;85253;USA;Parcel: 173-50-037
GIDDYUP PROPERTIES LLC;PO BOX 2055;EUGENE;OR;97402;USA;Parcel: 173-50-039
SCOTTSDALE CITY OF;3939 CIVIC CENTER BLVD;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-046-A
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 100;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-028
GDO LIMITED PARTNERSHIP;7237 E MAIN ST;SCOTTSDALE;AZ;85251;USA;Parcel: 130-23-009-A
BROOKS BUILDING INC;7229 W 1ST AVE #201;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-004-A
FARM GOLD LLC;PO BOX 695;GARDEN CITY;KS;678460695;USA;Parcel: 173-50-129
SCOTTSDALE CITY OF;3939 CIVIC CENTER BLVD;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-033-A
SCOTTSDALE TOWN OF;3939 CIVIC CENTER BLVD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-107
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 205;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-015-B
SMJ PROPERTIES LLC;4242 B CRAFTSMAN CT;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-008
PCL LLC;127 MINNIE ST STE 200;FAIRBANKS;AK;99701;USA;Parcel: 130-12-004
FLOYD BUILDING L L C;6939 FIFTH AVE;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-130
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 205;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-014
SWISS GERMAN PROPERTIES LLC;9031 N CROWN RIDGE;FOUNTAIN HILLS;AZ;852686411;USA;Parcel: 173-50-022
FARBOD GOLDWATER LLC;4501 N SCOTTSDALE RD STE 201;SCOTTSDALE;AZ;85251;USA;Parcel: 173-48-047-A
RUNDLE CENTER LLC;7335 E CHOLLA LN;SCOTTSDALE;AZ;85250;USA;Parcel: 173-50-106
ALCALAY LIVING TR/ALCALAY NONEXMPT MARITAL TR;PO BOX 453;PACIFIC PALISADES;CA;90272;USA;Parcel: 173-50-066-C
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 205;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-005
GREGORY DEAN TR;4225 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-008
FUNKE RICHARD A TR;4409 N 66TH ST;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-047-A
SCOTTSDALE REAL ESTATE BOARD INC;4221 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-006
REAM BARRYT V/HEIDI H/R G HOUGHAM/ANN;4434 N WINFIELD SCOTT PLAZA;SCOTTSDALE;AZ;852510000;USA;Parcel: 173-51-013
MARLIS COMPANY WEST;409 N BUNDY DR;LOS ANGELES;CA;90049;USA;Parcel: 173-50-096
SCOTTSDALE CITY OF;7447 E INDIAN SCHOOL RD STE 205;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-019
SCOTTSDALE BOARD OF REALTORS INC;4221 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-014
SCOTTSDALE BOARD OF REALTORS INC;4221 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-019
JOY TASH FAMILY REVOCABLE TRUST;27621 VISTA DE DONES;CAPISTRANO BEACH;CA;92624;USA;Parcel: 173-50-089
OLD TOWN RETAIL LLC;7777 FAY AVE STE 130;LA JOLLA;CA;92037;USA;Parcel: 130-13-339
1994 ALSONS TRUST/BMG HOLDINGS LLC/ETAL;20701 N SCOTTSDALE RD STE 107;PMB 497;SCOTTSDALE;AZ;85255;USA;Parcel: 173-50-023
MARGE AND MAVIS LLC;11609 N 84TH ST;SCOTTSDALE;AZ;85260;USA;Parcel: 173-50-087
PINK PLAZA L.L.C.;PO BOX 3768;SCOTTSDALE;AZ;85271;USA;Parcel: 173-50-114
SCOTTSDALE BOARD OF REALTORS INC;4221 N SCOTTSDALE RD;SCOTTSDALE;AZ;85251;USA;Parcel: 173-51-015
BROOKS BUILDING INC;7229 W 1ST AVE #201;SCOTTSDALE;AZ;85251;USA;Parcel: 173-50-111
SCOTTSDALE CITY OF;3939 CIVIC CENTER BLVD;SCOTTSDALE;AZ;85251;USA;Parcel: 130-12-030-A
VALLEY OF THE SUN ENTERTAINMENT LLC;1345 S LEWIS ST;ANAHEIM;CA;92805;USA;Parcel: 173-50-034
DSV PROPERTIES LLC;5101 N CASA BLANCA DR #320;SCOTTSDALE;AZ;85253;USA;Parcel: 173-50-086-A



The Venue Scottsdale

Expansion and Remodel

Neighborhood Meeting

June 21, 2010

Please Sign In:

Name _____

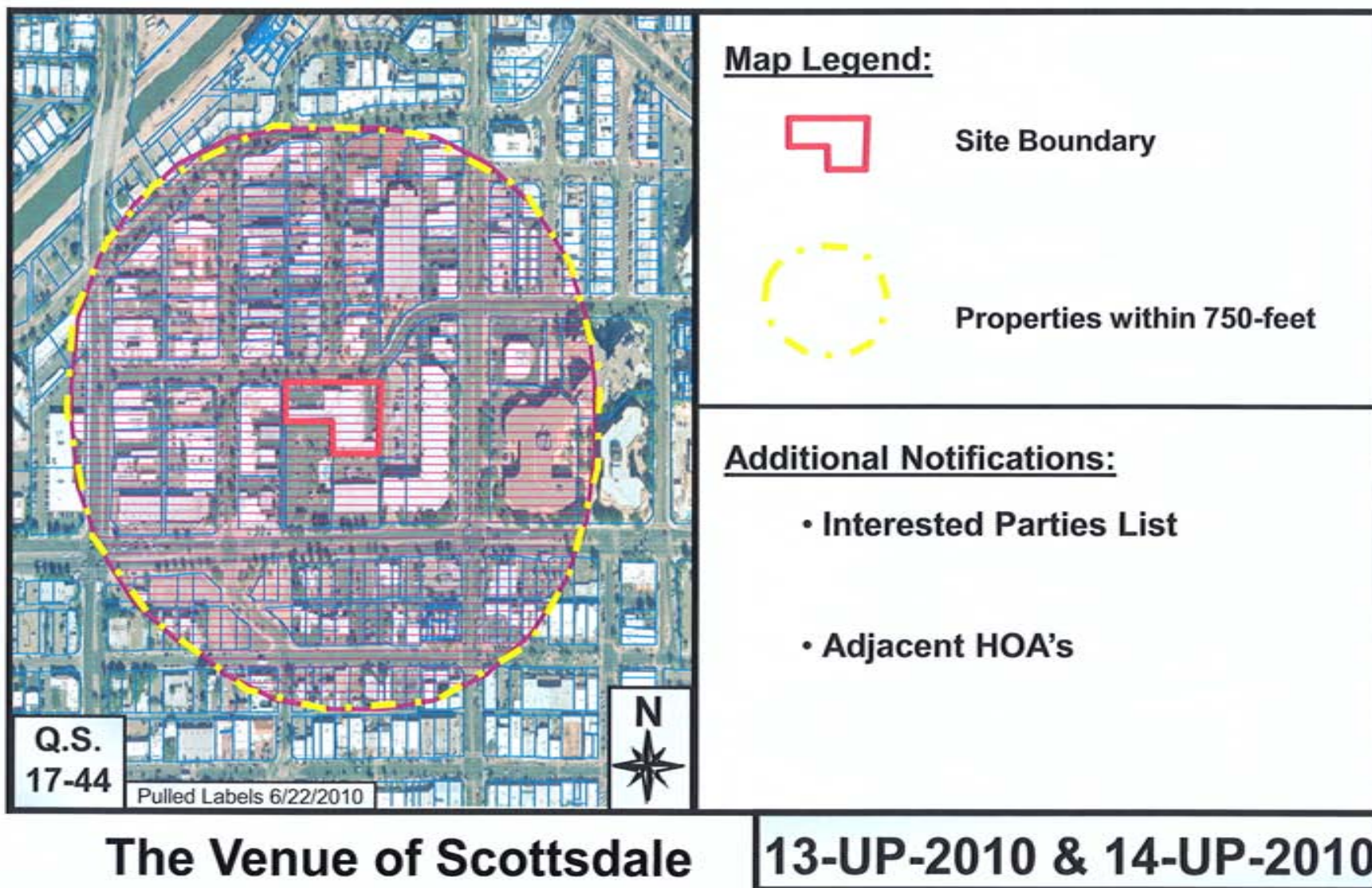
Business

Phone number

Email address

Lisa Ketchum Grulla Framers Workshop 480-945-4261

City Notifications – Mailing List Selection Map





**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, FEBRUARY 9, 2011

SUMMARIZED MEETING MINUTES*

PRESENT: Michael D'Andrea, Chairman
Ed Grant, Vice-Chair
Erik Filsinger, Commissioner
Michael Schmitt, Commissioner
Jay Petkunas, Commissioner (left at 5:13 p.m.)
Matt Cody, Commissioner

ABSENT: Michael Edwards, Commissioner

STAFF: Tim Curtis
Sherry Scott
Hank Epstein
Dan Symer
Lorraine Castro

CALL TO ORDER

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. January 26, 2011 Regular meeting Minutes including Study Session.

COMMISSIONER FILSINGER MOVED TO APPROVE THE JANUARY 26, 2011 REGULAR MEETING MINUTES INCLUDING STUDY SESSION. SECONDED BY COMMISSIONER PETKUNAS, THE MOTION CARRIED WITH A VOTE OF FIVE (5) TO ZERO (0); COMMISSIONER CODY ABSTAINED.

ATTACHMENT #11

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at: www.scottsdaleaz.gov/boards/PC.asp

EXPEDITED AGENDA

2. 13-UP-2010 Venue of Scottsdale – Bar
3. 14-UP-2010 Venue of Scottsdale – Live Entertainment

VICE-CHAIR GRANT MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASES 13-UP-2010 AND 14-UP-2010, PER THE STAFF RECOMMENDED STIPULATIONS, FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

4. 65-ZN-1992#7 Blue Sky (aka Scottsdale Riverwalk)
5. 2-II-2010 Blue Sky (aka Scottsdale Riverwalk)

Randy Grant and Cliff Mattice spoke in opposition to the project.

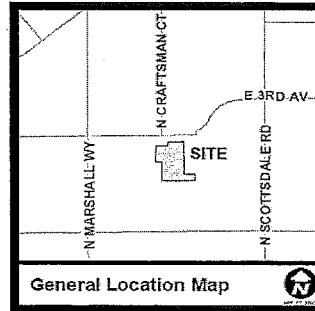
Michael Rubinoff, Timothy Brashaw, and Brian Kaufman provided written comments, and Ace Bailey and Milton "Mike" Masson spoke, all in support for the project.

COMMISSIONER FILSINGER MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASES 69-ZN-1992#7 AND 2-II-2010, PER THE STAFF RECOMMENDED REVISED STIPULATIONS WHICH WERE ON THE DAIS AND THE DRAWINGS DATED 1/24/2011, AND WITH AN ADDED STIPULATION THAT THE APPLICANT TAKE THE LEAD IN PARTICIPATING IN STUDIES WITH PEDESTRIAN CONNECTIVITY TO FASHION SQUARE, AFTER DETERMINING THAT THE PLANNED BLOCK DEVELOPMENT CRITERIA HAVE BEEN MET, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN. SECONDED BY VICE-CHAIR GRANT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0); COMMISSIONER PETKUNAS RECUSED.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:44 p.m.

Venue of Scottsdale



13-UP-2010 and 14-UP-2010

City Council

March 22, 2011

Coordinator: Hank Epstein

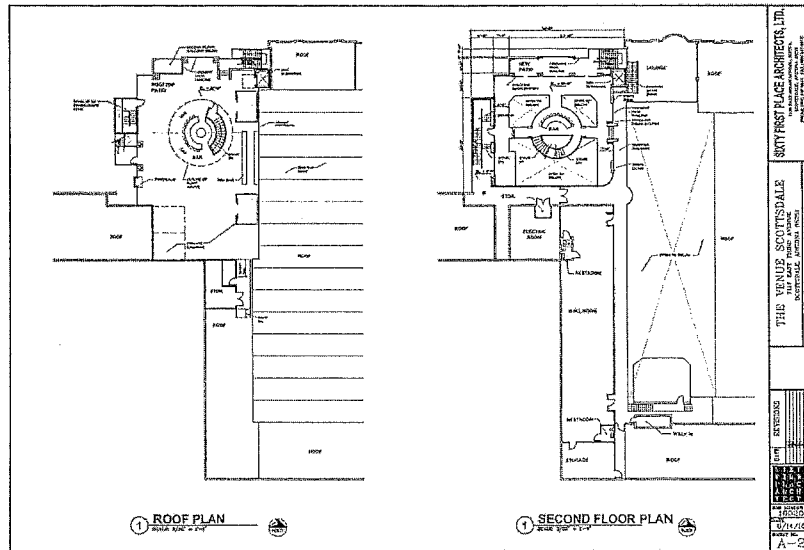
Contextual Aerial Photo



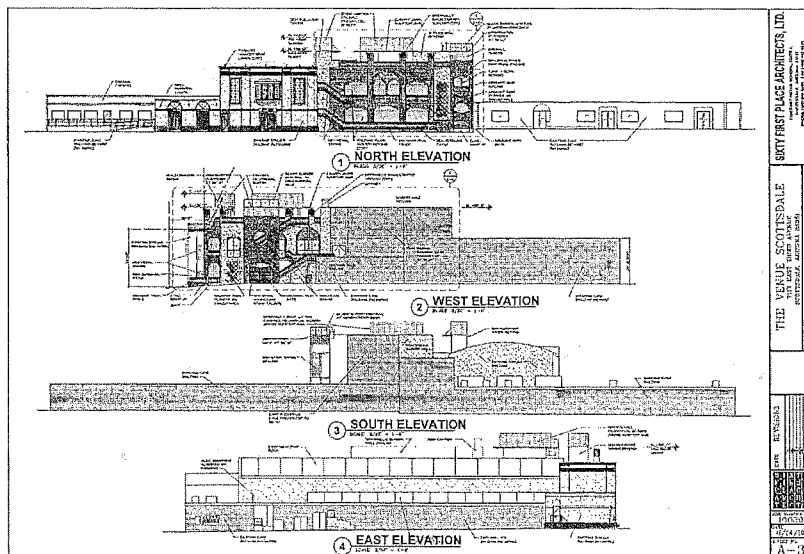
An aerial photograph of a commercial district in San Francisco. The image shows a large, light-colored building complex with multiple wings and flat roofs. Several parking lots are visible, filled with cars. Streets are labeled: 'BROADWAY' runs vertically on the left, and 'N CALIFORNIA BL' runs horizontally across the top. The surrounding area includes other commercial buildings and some greenery.

[illegible]

Floor Plan



Elevations



Case Facts

13-UP-2010 Conditional use permit for a bar allowance within the existing Venue Scottsdale and the Venue Scottsdale Addition

14-UP-2010 Conditional use permit for expansion of the existing live entertainment allowance within the Venue Scottsdale Addition

The third request is the revocation of Development Agreement No.960026 which was associated with the prior Cajun House of Blues, Inc.; Retractable roof installation and other interior sound reduction measures at the site. Current Noise Ordinance and stipulation would curtail noise issue.